

The Rhett

Rental Housing Development Assistance

Request for Funding

Q2 FY '21-22




**APPLICATION CHECKLIST/ INFORMATION FORM**

<b>DEVELOPER :</b> Zydeco Rhett, LLC	<b>OWNER/BORROWER NAME :</b> The Rhett LP
<b>DEVELOPMENT NAME :</b> The Rhett	<b>FUNDING CYCLE DEADLINE :</b> 11/7/2021 (Q2 '21-'22)
<b>FEDERAL TAX ID NO:</b>	<b>DUNS NO:</b> TO BE FORMED
<b>PROJECT ADDRESS:</b> 1000 E Yager Lane	<b>PROGRAM :</b> RHDA
<b>CONTACT NAME :</b> Sarah Andre	<b>AMOUNT REQUESTED:</b> \$2,500,000
<b>CONTACT ADDRESS AND PHONE:</b> sarah@structuretexas.com	

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4	<b>PROJECT INFORMATION</b>	4.a.	<a href="#">Market Study</a>	EM
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5	<b>PROPERTY INFORMATION</b>	5.a.	<a href="#">Appraisal</a>	N/A
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		5.e.	<a href="#">Phase I ESA</a>	EM
		5.f.	<a href="#">SHPO</a>	N/A

The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct. *Unsigned/undated submissions will not be considered.*

SIGNATURE OF APPLICANT	DATE AND TIME STAMP OF RECEIPT
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
<b>PRINTED NAME</b>	
Eric Marcella	
<b>TITLE OF APPLICANT</b>	
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
<b>DATE OF SUBMISSION</b>	
11/7/21	FOR AHFC USE ONLY

# The Rhett

## EXECUTIVE SUMMARY/APPLICATION TABS



## EXECUTIVE SUMMARY/ PROJECT PROPOSAL

The Rhett is a proposed 215-unit development for families to be located on 5 acres at 1000 East Yager Lane in North Austin. The developer of record is Zydeco Rhett, LLC, a newly formed entity consisting of the principals of Zydeco Development, an Austin-based commercial development firm. The development is in Council District 7 and will contain 1-, 2- and 3-bedroom units in three buildings. In addition to residential units, The Rhett will have a full complement of indoor and outdoor amenities.

The design concept includes surface parking with five floors of wood-frame construction. Community amenities will be housed within the residential buildings as will management and supportive services offices. The units will be a mix of one- two- and three-bedroom floorplans. The bedroom mix is proposed as follows:

	1 bedroom/1 bath	2 bedroom/2 bath	3 bedroom/2 bath
Number of Units	65	94	56
Square Footage	640	873	1168
Current Max Rent (before utility allowance)	\$928	\$1336	\$1543
AMFI Target	50%	60%	60%

The applicant is requesting \$2,500,000 in Rental Housing Development Assistance (RHDA) funds through the Neighborhood Housing and Community Development Department to fund a portion of construction costs. This equates to a per unit subsidy of \$11,628 for the development as a whole, or \$38,462 per unit for the units priced at 50% of AMFI.

The land for the project was acquired at the end of 2020. The site plan has been submitted and permits are expected between April and July of 2022. The construction period will have a 14-month duration. The project is expected to be completed by June 2024.

The site is located within a half mile of the Parmer corridor, as shown in Imagine Austin and very near the Dessau/Parmer neighborhood center. The site is located on Capital Metro's Route 392, and a bus stop is less than one quarter mile from the entrance to the site. According to the City's maps, the area is one of Opportunity and numerous jobs and amenities are available nearby.

Total Development costs are just under \$47.4 Million. We propose to apply for a bond inducement from the Austin Housing Finance Corporation in the amount of \$29.3 Million. These funds will collateralize a construction loan in the same amount. Bellwether Enterprise will provide a forward commitment construction-to-perm loan in the amount of \$29.3 Million. Tax Credits will be sold to Berkadia in exchange for equity the amount of \$15.9 Million.



The project sources and uses are summarized in the table below:

<b><u>Sources</u></b>		
	Debt	\$29,293,362
	Third Party Equity	\$15,937,973
	Grant	
	Deferred Developer Fee	
	Other	
	<b><i>Previous AHFC Funding</i></b>	
	<b><i>Current AHFC Request</i></b>	\$2,150,000
	<b><i>Total</i></b>	\$47,381,335
<b><u>Uses</u></b>		
	Acquisition	1,720,000
	Off-Site	
	Site Work	5,614,420
	Site Amenities	Incl/ in Site Work
	Building Costs	24,398,705
	Contractor Fees	Incl/ in Bldg Costs
	Soft Costs	7,253,210
	Financing	2,685,000
	Developer Fees	5,710,000
	<b><i>Total</i></b>	\$47,381,335

## Project Summary Form

1) <b>Project Name</b> The Rhett	2) <b>Project Type</b> 100% Affordable	3) <b>New Construction or Rehabilitation</b> New Construction
4) <b>Address(s) or Location Description</b> 1000 East Yager Lane		5) <b>Mobility Bond Corridor</b>
6) <b>Census Tract</b> 18.39	7) <b>Council District</b> District 7	8) <b>Elementary School</b> COPPERFIELD EL
9) <b>Affordability Period</b> 40 years		
10) <b>Type of Structure</b> Multi-family	11) <b>Occupied?</b> No	12) <b>How will funds be used?</b> Construction

### 13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI		65				65
Up to 60% MFI			94	56		150
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>65</b>	<b>94</b>	<b>56</b>	<b>0</b>	<b>215</b>

### 14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### 15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	22	Continuum of Care Units	17
Accessible Units for Sensory Impairments	5		

### Use the City of Austin GIS Map to Answer the questions below

16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?

Yes

17) Is the property within 1/4 mile of a High-Frequency Transit Stop?

No

18) Is the property within 3/4 mile of Transit Service?

Yes

19) The property has Healthy Food Access?

No

### 20) Estimated Sources and Uses of funds

#### Sources

Debt	29,293,362
Equity	15,937,973
Grant	
Other	
Deferred Developer Fee	
<b>Previous AHFC Funding</b>	
<b>Current AHFC Request</b>	<b>2,150,000</b>

**Total \$ 47,381,335**

#### Uses

Acquisition	1,720,000
Off-Site	
Site Work	5,614,420
Sit Amenities	
Building Costs	24,398,705
Contractor Fees	
Soft Costs	7,253,210
Financing	2,685,000
Developer Fees	5,710,000

**Total \$ 47,381,335**

## Development Budget

	Total Project Cost	Requested AHFC Funds	Description
<b>Pre-Development</b>			
Appraisal & Market Analysis	38,000		
Environmental Review	275,500		
Engineering	557,775		
Survey	65,000		
Architectural	466,000		
<b>Subtotal Pre-Development Cost</b>	\$1,402,275	\$0	
<b>Acquisition</b>			
Site and/or Land	1,700,000		
Structures			
Carrying Costs	20,000		
<b>Subtotal Acquisition Cost</b>	\$1,720,000	\$0	
<b>Construction</b>			
Infrastructure			
Site Work	5,614,420	2,150,000	
Demolition			
Concrete	2,454,512		
Masonry	429,131		
Rough Carpentry	6,808,919		
Finish Carpentry			
Waterproofing and Insulation	616,905		
Roofing and Sheet Metal	635,470		
Plumbing/Hot Water			Included in HVAC/Mechanical
HVAC/Mechanical	3,828,122		
Electrical	1,928,420		
Doors/Windows/Glass	1,019,126		
Lath and Plaster/Drywall and Acoustical			In finishes
Tile Work			In finishes
Finishes	4,498,217		
Paint/Decorating/Blinds/Shades	62,819		
Specialties/Special Equipment	337,758		
Cabinetry/Appliances	576,788		
Elevators	352,518		In finishes
FF&E	850,000		Includes all vertical building costs and contingency
Construction Contingency			
<b>Subtotal Construction Cost</b>	\$30,013,125	\$2,150,000	
<b>Soft &amp; Carrying Costs</b>			
Legal	450,000		
Audit/Accounting	100,000		
Title/Recording	300,000		
Interior Design	66,000		
Construction Interest	3,150,000		
Construction Period Insurance	300,000		
Construction Period Taxes	50,000		
Impact Fees and Permits	758,000		
Marketing	108,624		
Reserves	568,311		
Developer Fee	5,710,000		
Other (specify)	2,685,000		All financing Costs plus soft cost contingency
<b>Subtotal Soft &amp; Carrying Costs</b>	\$14,245,935	\$0	
<b>TOTAL PROJECT BUDGET</b>	\$47,381,335	\$2,150,000	

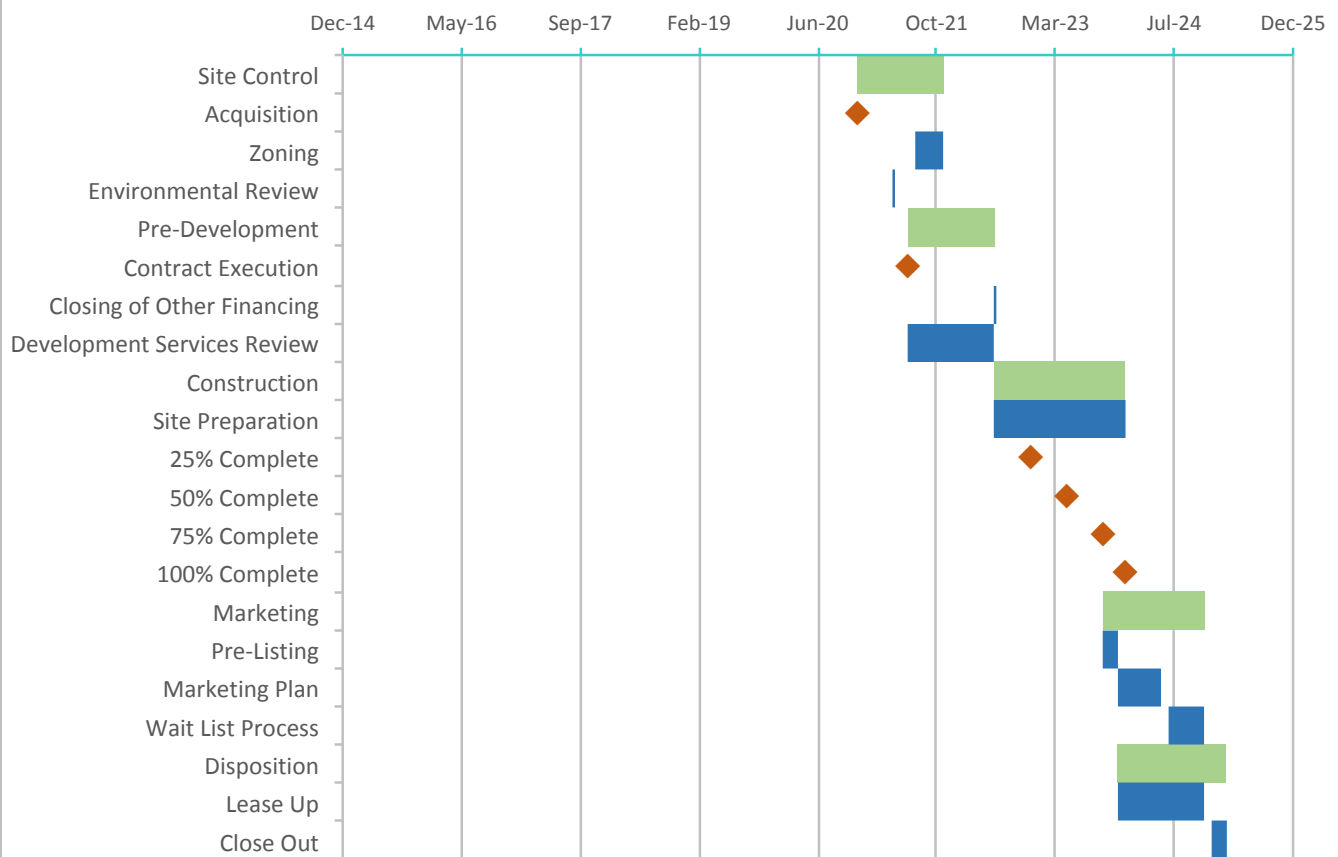
## 15 Year Rental Housing Operating Pro Forma (RHDA)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$3,000,804	\$3,060,820	\$3,122,036	\$3,184,477	\$3,248,167	\$3,586,239	\$3,959,497
Secondary Income	\$25,800	\$26,316	\$26,842	\$27,379	\$27,927	\$30,833	\$34,043
POTENTIAL GROSS ANNUAL INCOME	\$3,026,604	\$3,087,136	\$3,148,879	\$3,211,856	\$3,276,094	\$3,617,072	\$3,993,540
Provision for Vacancy & Collection Loss	-\$151,330	-\$216,100	-\$220,422	-\$224,830	-\$229,327	-\$265,852	-\$308,196
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME	\$2,875,274	\$2,871,037	\$2,928,457	\$2,987,026	\$3,046,767	\$3,351,220	\$3,685,344
EXPENSES							
General & Administrative Expenses	\$129,000	\$132,870	\$136,856	\$140,962	\$145,191	\$168,316	\$195,124
Management Fee	\$129,387	\$133,269	\$137,267	\$141,385	\$145,626	\$168,821	\$195,709
Payroll, Payroll Tax & Employee Benefits	\$290,250	\$298,958	\$307,926	\$317,164	\$326,679	\$378,710	\$439,029
Repairs & Maintenance	\$172,000	\$177,160	\$182,475	\$187,949	\$193,588	\$224,421	\$260,165
Electric & Gas Utilities	\$10,750	\$11,073	\$11,405	\$11,747	\$12,099	\$14,026	\$16,260
Water, Sewer & Trash Utilities	\$86,000	\$88,580	\$91,237	\$93,975	\$96,794	\$112,210	\$130,083
Annual Property Insurance Premiums	\$95,634	\$98,503	\$101,458	\$104,502	\$107,637	\$124,781	\$144,655
Property Tax	\$150,500	\$155,015	\$159,665	\$164,455	\$169,389	\$196,368	\$227,645
Reserve for Replacements	\$64,500	\$64,500	\$64,500	\$64,500	\$64,500	\$64,500	\$64,500
Other Expenses	\$8,600	\$8,772	\$8,947	\$9,126	\$9,309	\$10,792	\$12,510
TOTAL ANNUAL EXPENSES	\$1,136,621	\$1,168,699	\$1,201,737	\$1,235,765	\$1,270,811	\$1,462,945	\$1,685,681
NET OPERATING INCOME	\$1,738,653	\$1,702,338	\$1,726,720	\$1,751,262	\$1,775,956	\$1,888,274	\$1,999,663
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$1,469,139	\$1,469,139	\$1,469,139	\$1,469,139	\$1,469,139	\$1,469,139	\$1,469,139
Second Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Third Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL NET CASH FLOW	\$269,514	\$233,199	\$257,581	\$282,123	\$306,817	\$419,135	\$530,524
CUMULATIVE NET CASH FLOW	\$269,514	\$502,713	\$760,294	\$1,042,417	\$1,349,234	\$3,164,114	\$5,538,262
Debt Coverage Ratio	1.18	1.16	1.18	1.19	1.21	1.29	1.36

## Development Schedule

	Start Date	End Date
<b>Site Control</b>	Dec-20	Dec-21
Acquisition	Dec-20	
Zoning	Aug-21	Dec-21
Environmental Review	May-21	May-21
<b>Pre-Development</b>	Jul-21	Jul-22
Contract Execution	Jul-21	
Closing of Other Financing	Jul-22	Jul-22
Development Services Review	Jul-21	Jul-22
<b>Construction</b>	Jul-22	Jan-24
Site Preparation	Jul-22	Jan-24
25% Complete	Dec-22	
50% Complete	May-23	
75% Complete	Oct-23	
100% Complete	Jan-24	
<b>Marketing</b>	Oct-23	Dec-24
Pre-Listing	Oct-23	Dec-23
Marketing Plan	Dec-23	Jun-24
Wait List Process	Jul-24	Dec-24
<b>Disposition</b>	Dec-23	Mar-25
Lease Up	Dec-23	Dec-24
Close Out	Jan-25	Mar-25





Project Name	The Rhett	
Project Type	100% Affordable	
Council District	District 7	
Census Tract	18.39	
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$2,150,000	
Estimated Total Project Cost	\$47,381,335	
High Opportunity	Yes	
High Displacement Risk	NO	
High Frequency Transit	No	
Imagine Austin	Yes	
Mobility Bond Corridor	0	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
District Goal	11%	% of City's affordable housing goal
High Opportunity	15%	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	15%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	9%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	65	# of rental units at < 50% MFI
District Goal	11%	% of City's affordable housing goal
High Opportunity	15%	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	15%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	9%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	8	% of annual goal * units * 25%, max of 75
< 60% MFI	0	# of units for purchase at < 60% MFI
District Goal	11%	% of City's affordable housing goal
High Opportunity	15%	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	15%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	9%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	0	# of units for purchase at < 80% MFI
District Goal	11%	% of City's affordable housing goal
High Opportunity	15%	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	15%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	9%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 25%, max of 75
Unit Score	8	MAXIMUM SCORE = 300
INITIATIVES AND PRIORITIES		
Continuum of Care	17	Total # of units provided up to 100 per year
Continuum of Care Score	2	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	No	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	1	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	0	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	0	Multi-bedroom Unit/Total Units * 20
TEA Grade	73	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	0	Educational Attainment, Environment, Community Institutions, Social Cohesion, Econo
Accessible Units	27	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	8	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	5	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	16	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	15%	% of total project cost funded through AHFC request
Leverage Score	21	3 points per 5% reduction in leverage below 50% (max 30)
AHFC Per Unit Subsidy (including prior amounts)	\$33,077	Amount of assistance per unit
Subsidy per unit score	21	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$33,077	Amount of assistance per bedroom
Subsidy per Bedroom Score	21	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	1.21	Measured at the 5 Year mark
Debt Coverage Ratio Score	20.88412248	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	84	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	108	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

The Rhett

TAB 1 - ENTITY INFORMATION

## ATTACHMENT 1 – ENTITY INFORMATION

### 1a Developer's Experience

Zydeco Rhett, LLC is a new development entity created for the purpose of developing The Rhett. Its principals are the same as those of Zydeco Development – Howard Yancy, Eric Marcella and Otto Springler. Based in Austin, Zydeco Development has extensive experience with master planned business parks and communities and has built more than 4 million square feet of industrial, office and retail space in the Austin area. An organizational chart is attached. In addition to being an experienced developer in its own right, Zydeco has hired a development team with significant experience in the Affordable Housing industry, notably Structure Development as its Tax Credit Consultant and Hatch Ulland Owen as Architect. Complete information on these firms is provided in the Development Team section.

### 1b Certificate of Status

See the attached Certificate from the Texas Comptroller verifying that Zydeco Rhett, LLC is in good standing with the Texas Secretary of State.

### 1c Applicant Capacity

See the attached bios for the developer's principals. Information about the development team is provided in the Development Team section.

### 1d Statement of Confidence – N/A Developer's Experience is in Austin

### 1e Financial Capacity

Zydeco Development has the financial capacity to fund pre-development, site entitlement and applications for funding as well as to secure a construction loan, permanent financing and guaranty the equity contribution. Zydeco's signature development, MetCenter is a \$350 Million development to date, with \$150 Million more of development in the pipeline.

The Applicant's Consultant, Structure Development has significant experience in Affordable Housing and will act as a co-developer for the purpose of providing capacity building in Affordable Housing, Low Income Housing Tax Credits and other funding sources for Affordable Housing. Structure was founded in 2006 and has participated in the funding and development of more than 13,000 affordable housing units since that time. Recent projects in the City of Austin include Lucero, a 173-unit redevelopment of affordable housing at Oltorf and Wilson Streets in South Austin, Terrace at Oak Springs, a 50-unit development for persons experiencing homelessness, multiple Bond-financed developments in partnership with The NRP Group, and The Chicon, a turnkey development for The Chestnut Neighborhood Revitalization Corporation which garnered the 2019 Chairman's Award from ULI's Jack Kemp Center for Excellence in Affordable and Workforce Housing.

A Bio for Structure's leadership team and a list of all Tax-Credit funding developments for the firm is included.

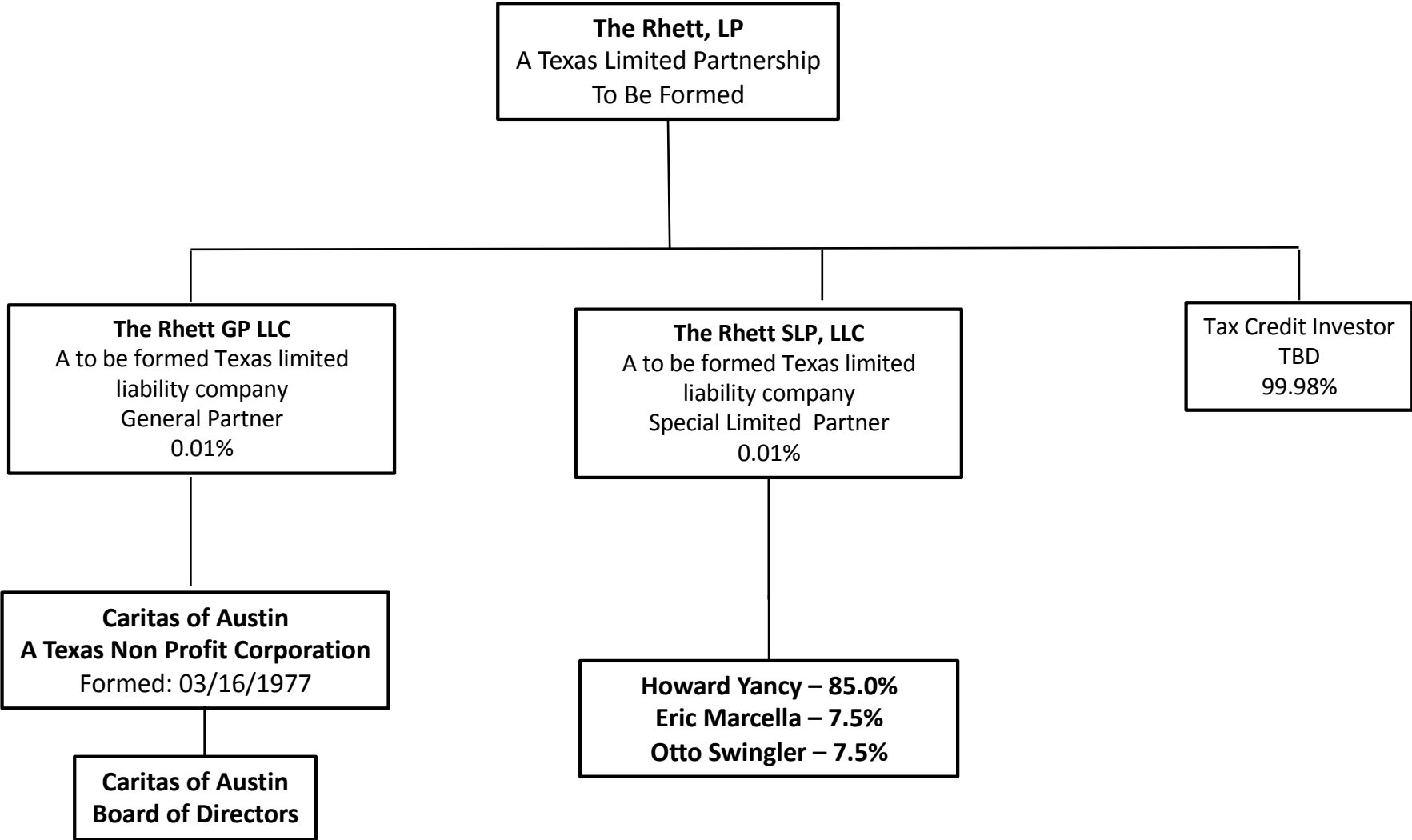
1f Non-Profit – N/A

The Developer is not a non-profit. We will, however, partner with Caritas of Austin which will act as the 100% owner of the General Partner of The Rhett. If needed, the 501(c)(3) letter and other information for Caritas of Austin can be made available.

1g Current Financial Statement

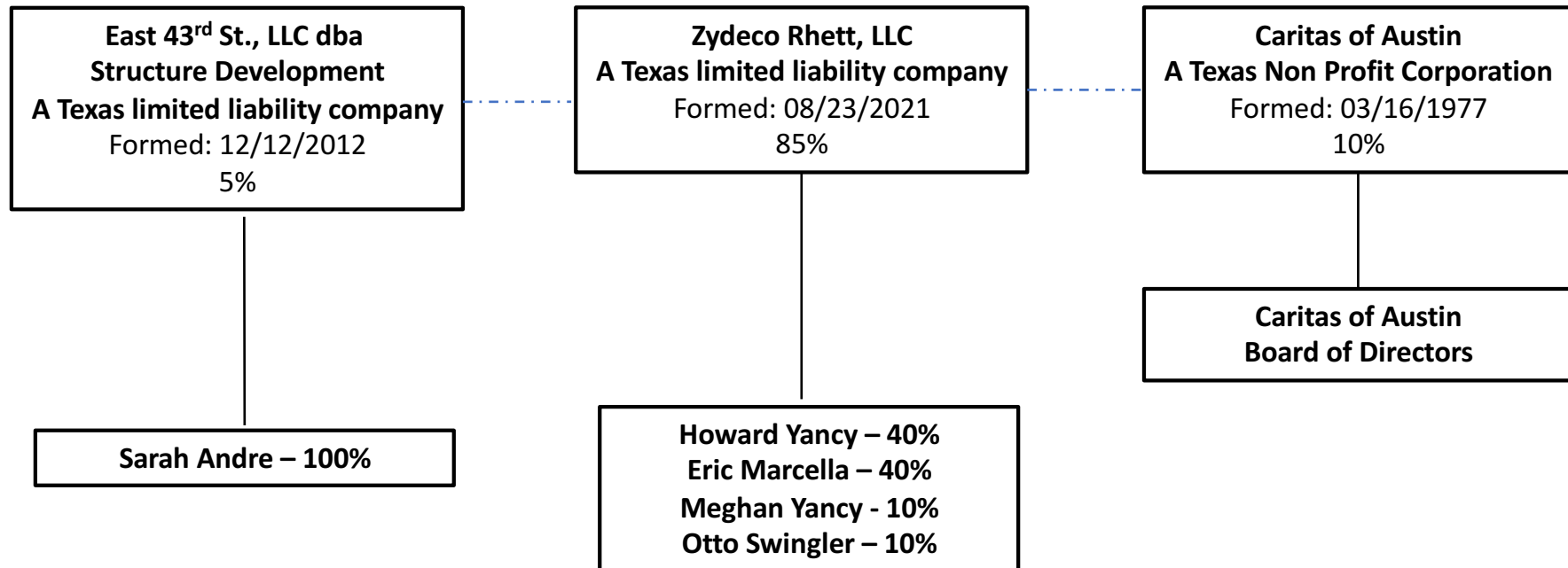
A Balance Sheet and an Income Statement for Zydeco Development, the parent entity to Zydeco Rhett, LLC are provided under separate cover.

# The Rhett - Owner Organizational Chart





# The Rhett - Developer Organizational Chart





## Franchise Tax Account Status

As of : 10/27/2021 15:38:00

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

ZYDECO RHETT, LLC	
Texas Taxpayer Number	32080701207
Mailing Address	901 RIO GRANDE ST STE 200 AUSTIN, TX 78701-2252
 Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	08/23/2021
Texas SOS File Number	0804202231
Registered Agent Name	HOWARD YANCY
Registered Office Street Address	901 RIO GRANDE ST STE 200 AUSTIN, TX 78701

## ZYDECO DEVELOPMENT

Zydeco Development is a privately held Commercial Real Estate Development firm based in Austin, TX. Zydeco has spent the last three decades building millions of square feet, spanning a diverse range of product types, including office, industrial, retail and residential. With roots deep in the local area, our firm has also dedicated significant time and resources to various non-profit organizations and projects. Zydeco has vast and valuable experience executing development, sale, and lease transactions with Fortune 500 companies, leaders in the data center industry, national healthcare providers, and the governments of both the State of Texas and United States. Within MetCenter, Zydeco's largest project, Zydeco has developed twenty-eight buildings, ranging in size from 5,500 to 345,600 square feet, and totaling over three million square feet of office, data center, call center, lab, R&D, and retail space. Outside of MetCenter, Zydeco owns and manages two additional office buildings and recently entitled an approximate 60-acre residential development in North Austin, which it subsequently sold to Pulte Homes of Texas. Separate from current developments, Zydeco controls over 150 acres of land in the Austin MSA which it plans to develop over the next few years.

In addition to development and ownership, Zydeco performs in-house commercial property management, accounting, and construction management and also offers these services on a third-party basis. Currently, Zydeco provides commercial property management services for over 700,000 square feet of office space in addition to managing two property owner's associations governing various projects. Zydeco has provided construction management services for over 400,000 square feet of commercial finish outs for clients such as the State of Texas, Uber, and Seton Family of Hospitals, in addition to managing the construction of over 950,000 square feet of new shell building construction in the last four years.

## Howard Yancy, Principal & Founder

Howard has over 30 years of real estate experience in a variety of capacities, including 23 years as President of Zydeco. Before founding Zydeco in 1994, Howard practiced law with the law firm of Shaprio, Edens & Cook, then left to pursue real estate, starting with various RTC and FDIC properties. He has developed, secured tenants for, and successfully exited some of the largest institutional quality office and data center real estate transactions in the last two decades in Central Texas, many of which are listed above. Howard graduated magna cum laude with a B.B.A. from Texas A&M University, J.D., with honors, from University of Texas School of Law, and L.L.M. in Taxation from NYU School of Law. He is also a CPA. He is very involved philanthropically in the Austin area and considers his philanthropic endeavors more important than anything he has ever done in the business and real estate sector. He is currently on the Board of Directors of the Salvation Army and KLRU, but has served on numerous other boards including Caritas and the Peoples Community Clinic.

## Eric Marcella, Principal

Eric recently entered his fourth year as a partner at Zydeco Development. At Zydeco, Eric splits time sourcing new acquisitions and managing all parts of the development process from land planning and financing to construction and asset management. He has developed over 900,000 square feet of ground up construction for a combined asset value of almost \$300MM. Eric graduated with a B.S. in Civil Engineering and a Real Estate Certificate from the McCombs School of Business at The University of Texas at Austin.

## Otto Swingler, Principal

As a Partner at Zydeco Development, Otto is directly involved in industrial development and investments. He has completed one ground up industrial development (123,000 sf | 7 buildings), fourteen value-add acquisitions, four principle-side dispositions, totaling 600,000 square feet with a combined asset value in excess of \$100MM. He has also been directly involved in the acquisition of 232+ acres of land for industrial development in the greater Austin market. Otto started his career in leasing, having completed 400+ transactions totaling over 4 million square feet, consistently recognized within the top 5 most active industrial brokers in Austin from 2014 – 2018. Prior to his career in commercial real estate, Otto attended the University of Texas at Austin where he earned a B.B.A. in Finance.



## Structure Development Leadership

### **SARAH ANDRÉ – Principal and Founder**

Ms. André has 25 years of experience in the Affordable Housing field. Specializing in Affordable Housing Finance, deal structuring and project management, Ms. André consults on multi-family residential developments throughout Texas. She is experienced in the use of public financing for affordable housing, including Low Income Housing Tax Credits, Historic Tax Credits and Tax-Exempt Bonds. Her efforts have resulted in more than \$750 million in equity raised and more than 10,000 units of housing. Ms. Andre will receive a Jack Kemp Chairman's Award from the Urban Land Institute in March of 2020 for her most recent development, The Chicon, a mixed-use, mixed-income property in Austin, Texas.

Ms. Andre is a co-developer and owner of the following multifamily developments:

- Mason Senior Apartments, Katy, TX
- Reserves at High Plains, Dumas, TX
- Saddlebrook Apartments, Lubbock, TX
- Reserves at South Plains, Lubbock, TX
- Columbia at Renaissance Square, Fort Worth, TX
- The Gristmill, Arcola, TX
- Columbia at Renaissance Square II, Fort Worth, TX

Before starting Structure Development, Ms. Andre has held positions at Diana McIver & Associates, The Enterprise Foundation and Austin Revitalization Authority. In her capacity as an employee, she provided training and technical assistance to nonprofits on a variety of community development topics. She also oversaw the development of the Juniper-Olive Historic District on East 11th Street in Austin, a single-family development including new construction and historic rehabilitation. Ms. André is the chair of the local affordability Strategic Council for the Urban Land Institute and serves as director for the RBJ Center.

### **SALLIE BURCHETT, AICP – Project Manager**

Ms. Burchett has been performing site due diligence and entitlement work for Structure Development since 2014. She has been involved in the land development field for 25 years in both the public and private sectors as city planner, construction manager, and developer. She has worked with over 2 dozen cities across the state including Kerrville, Lakeway, Westlake Hills, Dripping Springs, Round Rock, and Nolanville reviewing development and recommending land use policies. Ms. Burchett is a member of the American Institute of Certified Planners and an advocate for great places to live, work, learn, and play.

Ms. Burchett is a co-developer and owner of the following multifamily developments:

- Clyde Ranch, Clyde, TX
- Farmhouse Row, Slaton, TX
- Baxter Lofts, Harlingen, TX
- Laguna Hotel Lofts, Plainview, TX
- Baxter Lofts, Cisco, TX
- Estates of Lampasas, Lampasas, TX

# Project Experience

**Total Units: 13,302**

**Total Tax Credits: \$99,844,516**



## **2020 – 1969 Units**

1604 Lofts, San Antonio 324 Units

Housing Tax Credit award: \$1,895,702

Brownsville Lofts, Brownsville 70 Units

Housing Tax Credit award: \$1,236,483

Connect South, Houston 77 Units

Housing Tax Credit award: \$1,500,000

Granada Terrace, South Houston 156 units

Housing Tax Credit award: \$882,061

Hamilton Wolfe Lofts, San Antonio 74 units

Housing Tax Credit award: \$1,500,000

Kitty Hawk Flats, San Antonio 212 units

Housing Tax Credit award: \$1,359,994

Lakeview Preserve, Irving 84 units

Housing Tax Credit award: \$1,500,000

Lockwood South, Houston, 80 Units

Housing Tax Credit award: \$1,500,000

McKinney Flats Lofts, McKinney, 205 Units

Housing Tax Credit award: \$1,393,849

Trader Flats, San Antonio 324 Units

Housing Tax Credit award: \$1,862,629

Southlawn at Milby, Houston 110 Units

Housing Tax Credit award: \$1,961,782

St John's Square, San Antonio, 253 Units

Housing Tax Credit award: \$473,449

## **2019– 1602 Units**

Alazan Lofts, San Antonio 88 units

Housing Tax Credit award: \$1,500,000

Bridge at Loyola Lofts, Austin 204 Units

Housing Tax Credit award: \$1,475,411

Decker Lofts, Austin 262 Units

Housing Tax Credit award: \$1,500,000

Division Lofts, Arlington 75 units

Housing Tax Credit award: \$1,822,502

Kyle Dacy Apartments, Kyle 324 Units

Housing Tax Credit award: \$1,515,943

Lago de Plata, Corsicana 150 Units

Housing Tax Credit award: \$723,820

Luna Flats, San Antonio 69 Units

Housing Tax Credit award: \$1,500,000

Metro Tower Lofts, Lubbock 89 units

Housing Tax Credit award: \$1,256,699

Reserve at New York, Arlington 84 units

Housing Tax Credit award: \$1,500,000

Verdin Square, Houston 96 units

Housing Tax Credit award: \$1,500,000

Wurzbach Manor, San Antonio 161 Units

Housing Tax Credit award: \$837,177

## **2018 – 671 Units**

Cambrian East Riverside, Austin, 65 units

Housing Tax Credit award: \$1,010,620

Columbia Renaissance Sq. II, Ft. Worth 120 units

Housing Tax Credit award: \$1,500,000

Clyde Ranch, Clyde, 40 units

Housing Tax Credit award: \$500,000

HOME Award: \$660,000

Farmhouse Row, Slaton, 48 units

Housing Tax Credit award: \$642,500

HOME Award: \$660,000

The Vireo, Houston ETJ, 264 units

Housing Tax Credit award: \$1,848,560



Walnut Creek, Austin, 98 units  
Housing Tax Credit award: \$615,231

The Chicon, Austin, 36 condo units  
Commercial & Retail  
City of Austin Funding: \$4,000,000

#### **2017 – 1570 Units**

Baxter Lofts, Harlingen, 24 units  
Housing Tax Credit award: \$335,545  
Historic Tax Credits

Fenix Estates, Houston, 200 units  
Housing Tax Credit award: \$1,201,176

Rio Lofts, San Antonio, 81 units  
Housing Tax Credit award: \$1,198,439

Secretariat, Arlington, 74 units  
Housing Tax Credit award: \$1,243,264

East Meadows Phase II, 119 units  
Housing Tax Credit award: \$1,496,281

Old Dowlen Cottages, Beaumont, 72 units  
Housing Tax Credit award: \$1,049,712

Del Valle 969, Austin ETJ, 302 units  
Housing Tax Credit award: \$1,645,713

Lord Road, San Antonio, 324 units  
Housing Tax Credit award: \$1,648,531

Harris Ridge, Austin, 324 units  
Housing Tax Credit award: \$1,344,750

Housing First Oak Springs, 50 units  
Commercial Health Clinic  
Housing Tax Credit Award: \$596,746

#### **2016 – 1948 Units**

Standard at Boswell Mktplace, Ft. Worth, 120 units  
Housing Tax Credit award: \$1,500,000

Standard on the Creek, Houston, 120 units  
Housing Tax Credit award: \$1,500,000

Rachael Commons, McGregor, 48 units

Housing Tax Credit award: \$501,703

Laguna Hotel Lofts, Cisco, 40 units  
Housing Tax Credit award: \$545,000  
Historic Tax Credits

Baxter Lofts, Plainview, 29 units  
Housing Tax Credit award: \$462,000  
Historic Tax Credits

Easterling Culebra, San Antonio, 90 units  
Housing Tax Credit award: \$1,500,000

Tuscany Park at Arcola, Arcola, 96 units  
Housing Tax Credit award: \$1,500,000

Cross Creek Apartments, Austin, 200 units  
Housing Tax Credit award: \$991,084

Broadmoor Apartments, Fort Worth, 324 units  
Housing Tax Credit award: \$1,522,365

Acme Apartments, San Antonio, 324 units  
Housing Tax Credit award: \$1,553,716

Terrace at Walnut Creek, Austin, 320 units  
Housing Tax Credit award: \$1,943,001

Mercantile Apartments, Fort Worth, 324 units  
Housing Tax Credit award: \$1,522,255

#### **2015 – 310 Units**

Columbia at Renaissance, Fort Worth, 150 units  
Housing Tax Credit award: \$1,500,000

Estates of Lampasas, Lampasas, 80 senior units  
Housing Tax Credit award: \$839,000  
Wheatley Courts, San Antonio, 80 senior units  
Housing Tax Credit award: \$736,792

#### **2014 – 875 Units**

Citrus Cove, Bridge City, 80 senior units  
Housing Tax Credit award: \$823,000

Parmer Place, Austin, 252 units  
Housing Tax Credit award: \$1,025,359

Villas at West Mountain, El Paso, 76 units  
Housing Tax Credit award: \$745,065

William Cannon, Austin, 252 units  
Housing Tax Credit award: \$1,354,382

Wheatley Courts, San Antonio, 215 units  
Housing Tax Credit award: \$1,975,031

**2013 – 173 Units**

Oak Creek Village, Austin, 173 units  
Housing Tax Credit award: \$2,000,000

**2012\* - 851 Units**

Acadiana Village, Bridge City, 80 units  
Housing Tax Credit award: \$665,000

Amberwood. Place, Longview, 78 units  
Housing Tax Credit award: \$857,000

Apple Grove Villas, Mesquite, 213 units  
Housing Tax Credit award: \$1,906,038

Eastside Crossings, El Paso, 188 units  
Housing Tax Credit award: \$1,246,056

La Ventana, Abilene, 84 units  
Housing Tax Credit award: \$710,000

Reserves at High Plains, Dumas, 64 units  
Housing Tax Credit award: \$591,366

Saddlebrook, Burkburnett, 64 units  
Housing Tax Credit award: \$602,610

Solms Village, New Braunfels, 80 units  
Housing Tax Credit award: \$750,000

**2011 – 631 Units**

Taylor Grand, Abilene, 120 units  
Housing Tax Credit award: \$1,395,109

Singing Oaks, Denton, 126 units  
Housing Tax Credit award: \$1,368,129

The Sunningdale, Shenandoah, 130 senior units  
Housing Tax Credit award: \$1,766,562

Main Street Commons, Taylor, 75 senior units  
Housing Tax Credit award: \$1,061,857

Hunter's Chase, Rockdale, 80 senior units  
Housing Tax Credit award: \$871,034

Woodside Village, McKinney, 100 units  
Housing Tax Credit award: \$968,227

**2010 – 752 Units**

Britain Way, Irving, 168 units  
Housing Tax Credit award: \$1,627,680

Pinnacle at North Chase, Tyler, 120 units  
Housing Tax Credit award: \$1,473,851

Mason Senior Apartments, Houston, 120 units  
Housing Tax Credit award: \$1,451,258

Travis Street Plaza, Houston, 192 SRO units  
Housing Tax Credit award: \$1,374,101

Canyon Square Village, El Paso, 104 units  
Housing Tax Credit award: \$1,293,104

Las Brisas Manor, Del Rio, 48 senior units  
Housing Tax Credit award: \$698,724

**2009 – 838 Units**

Northline Apt. Homes, Houston, 172 units  
Housing Tax Credit award: \$1,976,427

Gholson Hotel, Ranger, 50 senior units  
Housing Tax Credit award: \$369,189

The Palms, Austin, 428 units  
Housing Tax Credit award: \$2,000,000

Arrowsmith, Corpus Christi, 70 senior units  
Housing Tax Credit award: \$444,645

Cherrywood Apts., West, 44 senior units  
Housing Tax Credit award: \$290,139

Courtwood Apts., Eagle Lake, 50 senior units  
Housing Tax Credit award: \$294,508

Hillwood Apts., Weimar, 24 senior units (rehab)

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*\* Projects Prior to 2013 were developed as a partner in  
S2A Development Consulting, LLC*

Housing Tax Credit award: \$149,029

**2008 - 735 Units**

Heritage Square, Texas City, 50 senior units

Housing Tax Credit award: \$349,923

Highland Manor, La Marque, 141 senior units

Housing Tax Credit award: \$1,200,000

Stardust Village, Uvalde, 36 units

Housing Tax Credit award: \$427,390

Leona Apts., Uvalde, 40 units

Housing Tax Credit award: \$124,375

Park Place Apts., Cleveland, 60 units

Housing Tax Credit award: \$485,633

Premier on Woodfair, Houston, 408 units

Housing Tax Credit award: \$1,200,000

**2007 – 168 Units**

Villa Estella Trevino, Edinburg, 168 senior units

Housing Tax Credit award: \$1,151,989

**2006 – 209 Units**

City Walk @ Akard, Dallas, 209 SRO units

Housing Tax Credit award: \$1,200,000

Historic Tax Credits

The Rhett

TAB 2 - PERSONNEL INFORMATION

## ATTACHMENT 2 – DEVELOPMENT TEAM

### 2a. Resumes of Principals

The Developer of Record will be Zydeco Rhett, LLC. This is an affiliate entity of Zydeco Development LLC and has many of the same principals. A principal of Zydeco, Eric Marcella is the project manager for the development. Mr. Marcella has assembled a team of professionals with many years of experience in the affordable housing field. Zydeco will partner with Sarah Andre and Caritas of Austin to bring additional development experience and social service experience to the table. The Organizational Charts show the proposed breakout of development and ownership percentages for each entity. Resumes for the principals and the Development Team follow this section.

### 2b. Development Team & Contact Information

#### *Architect*

Hatch Ulland Owen  
Jason Haskins  
1010 East 11<sup>th</sup> Street  
Austin, TX 78701  
jasonhaskins@huoarchitects.com  
512-474-8548 x 307

#### *Property Management*

Asset Living (fka Alpha Barnes)  
Hugh Cobb  
12720 Hillcrest Road, Suite 400  
Dallas, TX 75230  
hugh.cobb@assetliving.com  
972-581-0854

#### *Civil Engineer*

AMC Design  
Chris McComb  
512-385-2911

#### *General Contractor*

Arch-Con Corporation  
301 Congress Avenue, Suite 1350  
Austin, TX 78701  
512-506-8000

#### *Entitlements*

Thrower Design  
Ron Thrower  
510 South Congress Avenue, Suite 207  
Austin, TX 78704  
ront@throwerdesign.com  
512-476-4456

#### *Consultant/Co-Developer*

Structure Development  
Sarah Andre  
1301 Chicon, Suite 101  
Austin, TX 78702  
sarah@structuretexas.com  
512/698-3369

#### *Interior Design*

EIA Interiors  
Ellie Aiello  
5206 Beacon Drive  
Austin, TX 78734  
862-703-6673

#### *Social Service Provider/Co-Owner*

Caritas of Austin  
Jo Kathryn Quinn  
611 Neches Street  
Austin, Texas 78701  
jkquinn@caritasofaustin.org  
512-646-1252

*Partnership Legal*

Shackelford, Bowen, McKinley & Norton, LLP  
John C. Shackelford, Esq.  
9201 N. Central Expressway, Fourth Floor  
Dallas, Texas 75231  
jshack@shackelford.law  
214 -780-1414

*Market Analyst*

Apartment Market Data, LLC  
Darrell Jack  
20540 Hwy 46 West  
Suite 115 – PMB 416  
Spring Branch, Texas 78070  
djack@stic.net  
210-530-0040

2c Property Management Team

Asset Living was founded in 1986 with a vision to better serve communities. Since that time, the company has grown organically from a small property management firm to one of the most trusted allies in real estate with operations in 40 states. In 2020, Asset Living acquired Alpha Barnes Real Estate Services, expanding its affordable property management portfolio. Today Asset Living has more 100,000 units under management, including 170 Low Income Housing Tax Credit properties. Asset Living is ranked #11 on the National Affordable Housing Management Association's Affordable 100 list and has extensive experience working with Public Housing Authorities, non-profit and for profit owners of affordable housing.

A full resume for Asset Living is attached.

3c Compliance Record

Asset Living manages one other property in Austin that has funding from AHFC: The Works at Pleasant Valley which has 45 RHDA units. The last file review and inspection of this property took place on September 25, 2019 – there were no findings at that time. A report was not issued, but an email from the inspector (Alejandro Dominguez of UCPS Inspectors, LLC) verifying this fact is available upon request. Asset Living manages numerous LIHTC funded properties, however those compliance records are sent to owners only when the owners are seeking additional funding during what is known as a Previous Participation Review by TDHCA. At this time, Asset Living is unaware of any properties that TDHCA has ranked as Priority 3 or 4 which would mean the property has numerous unresolved compliance findings.

## QUALIFICATIONS: FIRM PROFILE



### ABOUT US

hatch + ulland owen architects (h+uo) is an Austin, Texas based architectural firm focused on creating visionary, sustainable and socially-responsible design.

The firm was founded in 1978 by Tom Hatch, FAIA, with a commitment to help build strong, vibrant communities. It has evolved over several decades from its sole-proprietorship beginnings to its current partnership structure when, in 2006, Erik Ulland and Randall Owen joined him as partners. Our keen sense of community values has inspired a wide range of distinctive projects including, numerous multi-family communities for neighborhood non-profits including, Guadalupe Neighborhood Development Corporation; Foundation Communities; and Atlantic Housing Foundation as well as market rate developers. Some noteworthy projects include: 65 Whole Foods Markets across the country, including the original WFM Corporate Headquarters at 6th and Lamar; The Crossings (now Miraval Resort and Spa); The Groves Information Center, Pavilion & Pool; Threadgill's; Antone's; Twin Oaks Library; Oak Point Park in Plano; numerous single-family residences; multiple amenity centers; as well as farm worker housing in the valley and in the panhandle.

h+uo architects has a passion for projects of this type that celebrate affordable housing. We recently completed multiple communities for Foundation Communities, and two affordable housing developments in Charleston, South Carolina (330-units & 336-units), as well as another 128-unit complex in Austin. The homes that we relocated from Rainey Street to Father Joe Zonata and renovated are part of Guadalupe Neighborhood Development Corporation's affordable housing program and are stunning. We are currently working on a number of projects for Foundation Communities, Guadalupe Neighborhood Development Corporation and have just begun developments with Austin Habitat For Humanity and Project Transitions.

A dynamic design studio featuring a wealth of architectural expertise, h+uo prides itself on interpreting our clients' visions and delivering high quality, contextually responsive design in the Multi-family residential, Hospitality, Retail, Office, Community / Civic, Education, and Single-family residential markets. The culture of the firm, our reputation in Austin, throughout Texas and around the country, as well as the growing list of satisfied and repeat clients continues to thrive.



### COMMITMENT TO OUR COMMUNITY

Going back to the inception of the firm in 1978, we have been committed to community-based design, as evidenced by the following:

- **People Places** — No matter what the project (whether park projects, public institutions, affordable housing or retail establishments), we believe that one of architecture's greatest contributions is to create places where people feel comfortable both alone and together, and where people can be enriched by interaction with each other. To that end, a common thread running through all of our work is the creation of "people places" that nurture the human spirit and respect the environment.
- **Civic Involvement** — Members of our firm currently serve or have in the past served on numerous boards and commissions, including the City of Austin Building and Standards Commission, Downtown Austin Alliance, Austin Energy Green Building Program, House the Homeless Task Force, Meals on Wheels, Texas Low Income Housing Information Service, Housing Texas, Housing Works, Sharir Dance Company, and Austin Woman's Club Advisory.
- **Crossing Social and Economic Boundaries** — We believe that architecture and sound planning should be available to all people, so we have intentionally reached across social, cultural, and economic boundaries to seek out opportunities where our talents may be of use to all parts of our community. As part of that effort, as we have noted, we have completed numerous successful affordable housing projects in Austin and beyond, most notably M Station, one the few LEED Platinum certified affordable housing developments in the country, as well as many civic projects including libraries, schools, and parks.

Our ongoing and past projects with the City of Austin substantiate our commitment to civic responsibility. Further, we received a perfect score on the Consultant Performance Evaluation Form for a number of our recently completed projects.







### SUSTAINABLE DESIGN AND CONSTRUCTION

h+uo architects has long engaged in sustainable building, even before that practice became mainstream. It has always been part of the firm's philosophy that the act of building should be undertaken responsibly. We bring to every project our commitment and expertise in sustainable design. We were the architects for Austin's first large scale, commercial "green" building (Whole Foods Market's previous store and headquarters at 6th and Lamar) and we have subsequently designed 64 other Whole Foods Markets and numerous other commercial green projects:

- **Foundation Communities' Michael and Susan Dell Foundation Learning Center at Lakeline Station** — was designed to meet the stringent criteria of The Living Building Challenge petal certification. The Learning Center is the first non-industrial "net zero" commercial building in Austin and was the Austin Green Awards Project of the Year (2017).
- **Foundation Communities' M Station** — an affordable housing community and learning center in East Austin achieved the highest scoring LEED Platinum rating in the country which was the first such accreditation for multifamily housing in the U.S. at that time. It also achieved Austin Energy 5 Star Certification, won the 2012 Austin Business Journal Social Impact Award, and won the 2012 Envision Central Texas Community Stewardship Award for New Development.
- **Franklin Gardens** — a Chestnut Neighborhood Revitalization Corporation, affordable housing development for seniors received the ECT Community Stewardship Award for New Development, an Austin Energy Green Building, 4-Star Rating and the Livable Vision Award.
- **The Crossings** — now Miraval, a holistic learning and conference center, including a conference building, dining hall, spa, and multiple lodges.
- **LCRA's McKinney Roughs Environmental Learning Center** — including an administrative building, a classroom building, a dining hall, and three dormitories.

h+uo architects has been a key player in many successful projects that require both thoughtful master planning, feasibility, programming and timely and professional architectural services. Our design approach examines the environmental and legal barriers without losing touch of the Client's vision. The relevant projects cited in this Statement of Qualifications speak to our experience regionally appropriate and sustainable architectural design.



We have a staff of 13, which includes 6 Registered Architects, 6 Architectural Designers, and 1 Business Manager. The key team members will include Erik Ulland (Partner-in-Charge) and Jason Paul Haskins (Project Manager). Samantha Hurst, Adam Levet, and Raul Rodriguez may also be contributing team members. In addition, our studio operates in an agile manner to adjust staffing on the fly as needed and to take advantage of the specific expertise of our colleagues. Both Partners are also involved in every project.

h+uo architects has a passion for projects of this type that celebrate affordable housing and mix-income mixed-use projects that promote diverse, resilient communities. We recently completed multiple communities for Foundation Communities, with two more in progress, and two affordable housing developments in Charleston, South Carolina (330-units & 336-units), as well as another 128-unit complex in Austin. The homes that we relocated from Rainey Street to Father Joe Zonata and renovated are part of Guadalupe Neighborhood Development Corporation's affordable housing program and are stunning. The Chicon has brought true mixed-use to the East 12th Street corridor in a way that promotes retention of long-time local residents and lower-income families.



## Erik Ulland AIA, LEED AP, NCARB

### Partner



#### PROJECT ROLE: Partner-in-Charge

*As a licensed architect since 1994, Erik has a comprehensive background in commercial architecture and design which includes multi-million dollar office complexes; schools and libraries; and mixed use multi-family developments. Additionally, his extensive experience varies from carefully crafted custom homes to large scale multi-discipline project management, civic and design-build projects. Collaborative teamwork is the foundation of Erik's project management skills. He listens to the client and works within the budget as well as inherent environmental and governmental constraints. He believes the best results are realized when the owner and the architect work in tandem to develop a project that truly integrates the owner's desires, innovative design and environmental responsibility. Erik and his family are heavily involved in multiple children charities that help, guide and protect children of all ages, from the unborn to young adulthood.*

#### EDUCATION

Bachelor of Architecture  
University of Texas at Austin, 1992

#### REGISTRATION & CREDENTIALS

TX # 14805 (1994), S.C. #9053,  
GA #RA014487, CO #ARC.00305795  
NCARB Cert. # 47778

#### EXPERIENCE

hatch + ulland owen architects  
(formerly Hatch Partnership)  
Austin, Texas (2003 – Present)

L.M. Holder, III, F.A.I.A.  
Austin, Texas (2002 – 2003)

Alexander + Associates  
Austin, Texas (2001 – 2002)

Michael Fuller Architects  
Telluride, Colorado (2000-2001)

Conyers & Ulland, Architects L.L.C.  
Telluride, Colorado (1999-2000)

R. Gill and Associates  
Round Rock, Texas (1993-1999)

#### REPRESENTATIVE PROJECTS

##### **Waters at Willow Run • Austin, Texas**

A 242-unit affordable housing for working families in North Austin.

##### **Twin Oaks Branch Library • Austin, Texas**

A new eclectic and colorful 10,000 sq. ft. neighborhood branch library in South Austin employing a variety of sustainable design strategies







## REPRESENTATIVE PROJECTS (cont)

### **Morris Williams Pro Shop • Austin, Texas**

10,000 square foot 2-story golf course clubhouse, pro shop and cart barn replacing existing clubhouse

### **State Hwy. 130 Administration & Maintenance Buildings • Mustang Ridge, Texas**

11,600 square foot Administration Building and 13,500 square foot Maintenance Building for segments 5 and 6 of the tollway

### **M Station • Austin, Texas**

A 150-unit green-built model of eco-friendly, transit-oriented development and affordable housing for working families in east Austin that includes a childcare center, a community learning center with after-school programs and a computer lab open to the neighborhood

### **Glen Oaks Corner • Austin, Texas**

A family focused supportive housing project that serves over 20 formerly homeless disabled adults and children annually. Glen Oaks Corner received a five-star green rating for its energy efficiency and green building practices

### **Acton School of Business • Austin, Texas**

A nationally recognized MBA Program utilizing state-of-the-art IT and interactive videography. The design for the new facility in East Austin on Lady Bird Lake was influenced by Harvard's MBA facilities

### **La Vista de Guadalupe • Austin, Texas**

A 22-unit, six-story low income multi-family project overlooking downtown

### **Threadgill's North Remodel • Austin, TX**

A sensitive dining and restroom addition to an Austin icon that still maintains its strong roots in the Texas roadhouse tradition

### **Wyoming Springs Office Park • Round Rock, Texas**

Three 6000 square foot medical condo buildings near the Round Rock Hospital. Constructed of stone and cementitious siding with metal roofs, the 3 similar buildings fit into the neighborhood with their modern hill country look.

### **Family Crisis Center Thrift Store • Bastrop, Texas**

A new 10,000 square foot thrift store alongside Hwy 71 that benefits the Bastrop Family Crisis Center. By moving from a leased space to the new building the profit margin increased by approximately 300%.

### **My Thanh Market • Austin, Texas**

55,000 square feet of authentic Chinese, Indonesian, Japanese, Korean, Filipino, and Vietnamese products in the new Chinatown shopping center. MT Supermarket is the largest Asian grocery store in central Texas.





## Jason John Paul Haskins AIA, LEED AP BD+C, NCARB

### Director of Architecture



#### PROJECT ROLE: Project Architect + Project Manager

*Jason's professional practice focuses on enacting and embodying solidarity, subsidiarity, and human dignity in the built environment particularly as it applies to building solutions for equitable access to sustainable housing. He brings a wide range of experience in socially and technically complex projects to his work. Participatory design, multi-disciplinary planning, emerging technologies, and data-driven design play a significant role in his process. Jason's diverse experience includes a stint as a development analyst & project manager for mixed-use, family-friendly, and deeply-affordable housing. His knowledge of all aspects of the development and construction process brings opportunities for creative solutions to persistent problems. He has also been a digital asset librarian, computer programmer, and noise-musician.*

#### EDUCATION

Master of Architecture  
University of Texas at Austin, 2010

B.S. in Architectural Studies  
University of Texas at Austin, 2004

#### REGISTRATION & CREDENTIALS

TX # 26615 (2018), NCARB Cert. # 124535  
LEED AP BD+C, GBCI # 0010774836

#### EXPERIENCE

hatch + ulland owen architects  
Austin, Texas (2018-present)

bercy chen studio / Cambrian Development  
Austin, Texas (2016-2018)

NBBJ  
Seattle, Washington (2004-2006)

#### ORGANIZATIONAL AFFILIATIONS

American Institute of Architects, Member  
MidTexMod Chapter of domomomo\_us, Board Member  
AIA Interfaith Design, Leadership Group  
Texas Association of Affordable Housing Providers

#### REPRESENTATIVE PROJECTS

##### Roosevelt Gardens • Austin, Texas

New affordable supportive housing of 40 units for Project Transitions, a local non-profit who provides housing and comprehensive support services to people with HIV and AIDS. 550 sf micro units are supplemented by generous community and support spaces in a compact building tucked into its neighborhood. Roosevelt Gardens was the first contracted Affordability Unlocked project.







## REPRESENTATIVE PROJECTS (cont)

### East Village Micro-Units • Austin, Texas

An urban-style micro-unit building expands the diversity of housing options in the 400-acre East Village development to ensure a diverse and integrated district.

### East Village Town Center • Austin, Texas

The central core of a 400-acre development, the East Village Town Center comprises two mixed-use podium buildings and a walkable commercial district. h+uo architect's contribution includes 412 residential units and 120,000 square feet of commercial space designed as a holistic district.

### Cambrian East Riverside • Austin, Texas

(With Bercy Chen Studio and Cambrian Development)

A 90-unit, family-oriented LIHTC development in the rapidly-gentrifying Montopolis neighborhood contributes to fighting displacement and offers some of the only 4-bedroom units in Austin at 30% MFI. Jason served as project manager for the integrated design-development team and helped secure the 9% LIHTC award.

### Govalle Dingbat Office • Austin, Texas

(With Bercy Chen Studio)

An innovative infill office project on a tiny East Austin lot subject to compatibility. A suspended steel structure accommodates tuck-under parking and maximizes flexible office space with a mezzanine and precisely engineered building systems.





## Laura Bathke

### LEED Green Associate

### Architectural Designer



#### PROJECT ROLE: Designer

*Growing up in a number of places around both the continental and non-continental United States, Laura developed a strong interest in the architecture that defines places. She brought this interest into her studies through an exploration of critical regionalism that became the focus of both undergraduate and graduate theses. Undergraduate work was done at Auburn University, with time spent at the Rural Studio design-build program in rural west Alabama. Master's work was done at the University of Texas at Austin, examining how architects can create contextual work outside of their own familiar contexts. A driving passion to move toward sustainable practices in our built environment guides this interest in creating architecture that is adapted to both the climate and the culture of an area. Work experience includes time in both Austin, Texas and Seattle, Washington, exploring how the similarities and differences in those locations creates their own unique architectures.*

#### EDUCATION

Post-professional Master of Architecture  
University of Texas at Austin (2017)

Bachelor of Interior Architecture,  
Magna Cum Laude  
Auburn University (2015)

#### EXPERIENCE

hatch + ulland owen architects  
Austin, Texas (May 2021 - Present)

Dick Clark + Associates  
Austin, Texas (January 2020 - April 2021)

Bercy Chen Studio  
Austin, Texas (January 2018 - December 2019;  
May 2015 - December 2016)

atelierjones  
Seattle, Washington (June - December 2017)

#### REPRESENTATIVE PROJECTS

##### Cambrian East Riverside • Austin, Texas

(With Bercy Chen Studio)

Tax-credit funded affordable housing development in south-central Austin. Priorities for Cambrian East Riverside included creating an overall scheme that allowed for units with plentiful access to daylighting and passive ventilation, while accommodating a wide variety of tenants; individuals, small families, and larger multi-generational families as well.





## REPRESENTATIVE PROJECTS (cont)

### 2905 East 2nd Street • Austin, Texas

(With Bercy Chen Studio)

An office development on a tight, urban infill site. The project is designed to maximize square footage on the site by hosting parking at grade under the building, and lofting a steel structure above that. A mezzanine adds space to the interior, while working within the constraints of the local zoning. East-facing windows provide dappled light and views into the neighborhood,



### 2903 East 2nd Street • Austin, Texas

(With Dick Clark + Associates)

Neighboring the project above, this design is intended to create as much open green space as possible between itself and the building at 2905 East 2nd, while maximizing development potential for both. This building is two-phase, meaning that it can be built under the zoning code that was in place during its initial design and construction, and can then be easily expanded to accommodate zoning improvements. The project is designed to utilize a combination structural system of heavy timber and steel.



### 4630 Westgate Offices • Austin, Texas

(With Dick Clark + Associates)

An existing daycare center, the design challenge of this project was to upgrade the existing building to accommodate high-end medical offices on a tight budget. The building was completely refinished on both exterior and interior, a glazed elevator lobby and new entrance were added onto the building, and other areas of glazing were strategically added.



### Columbia City Modular Housing • Seattle, Washington

(With atelierjones)

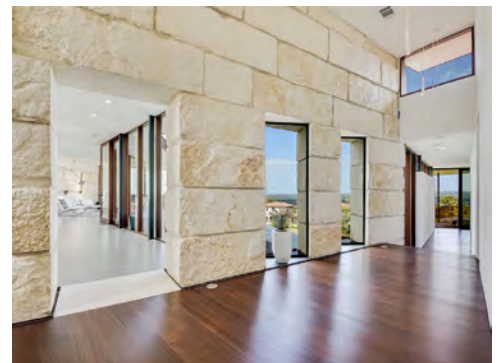
Columbia city is a rapidly gentrifying area of south Seattle. The design goal of this modular housing was to create low cost, high quality workforce housing. The architecture office teamed up with a fabrication group out of China to create modular housing that could be wholly created in factory, easily shipped to the west coast. and then readily stacked and finished on site.



### Bold Ruler House • Austin, Texas

(With Bercy Chen Studio)

This house is designed to mimic a natural rock formation and to capture hillside views out over the Texas Hill country. The home is designed around five parti walls each constructed of stacked 2 ton limestone blocks quarried within 60 miles of the site. The blocks were craned into place with all openings pre-cut, and then the wood framing was assembled to fit. Doors and windows passing through the limestone emphasize the mass of the stone.







## Adam Level Assoc AIA

### Project Manager



#### PROJECT ROLE: Designer + Construction Specialist

*Originally from New Orleans, Adam received both a Bachelor of Architecture as well as a Bachelor of Interior Architecture from Auburn University while pursuing his thesis at Auburn's renowned Rural Studio. At Rural Studio, Adam worked on a team designing and building an 8,000 sf fabrication pavilion with SIP roof and Alabama White Oak ceiling held up by site-built columns and trusses made from local pine. After two years in rural Alabama, Adam moved to Austin to further his craft and pursue licensure in this dynamic and diverse city. While in Austin Adam has worked on a number of projects ranging from multi-million dollar homes and townhomes to mixed-use developments to small-scale commercial and residential renovations. Adam enjoys woodworking and furniture making and takes lessons learned about detailing and the human touch into his design process and architecture.*

#### EDUCATION

Architecture Thesis Project  
Auburn University Rural Studio (2016)

Bachelor of Architecture  
Bachelor of Interior Architecture  
Auburn University (2015)

#### EXPERIENCE

hatch + ulland owen architects  
Austin, Texas (February 2018 - Present)

Webber + Studio  
Austin, Texas (February 2017 - February 2018)

Birchfield, Penuel & Associates  
Auburn, Alabama (2013)

#### REPRESENTATIVE PROJECTS

##### Laurel Creek • Austin, Texas

Located in North Austin near Lamar and Braker, Laurel Creek will be home to 88 low-income families, including many who are exiting homelessness. The community will include a Learning Center providing our successful after-school and summer academic programs, along with an Open Doors Preschool. Our sustainable design will meet or exceed LEED and Austin Energy Green Building standards, keeping utility costs low.





## REPRESENTATIVE PROJECTS (cont)

### The Loretta • Austin, Texas

A 137 unit, affordable, multi-family project for Foundation Communities in Northwest Austin schedule to be completed in 2022. Includes site amenities for residents including a dog park, playgrounds, and on-site supportive services for residents. This is the second phase of Foundation Communities' affordable housing projects located next to the Lakeline Station of CapMetro's Red Line light rail.

### The Jordan at Mueller • Austin, Texas

Bringing deeply-affordable housing to the 711-acre master-planned redevelopment of Austin's Mueller Airport, The Jordan is Foundation Communities' newest family-oriented community. Families in the 132 dwelling units can take advantage of the many local amenities in the incredibly walkable neighborhood. Sustainable building features earned the project LEED Gold and AEGB 5-star ratings.

### PCPartPicker • Round Rock, Texas

For PCPartPicker, we renovated a building in historic downtown Round Rock that used to hold industrial machines and paper-printing to house large-scale computer benchmarking, a workshop, and a video-production studio space along with interior design and quality of life improvements.

### Mt Zion Baptist Church • Austin, Texas

A multi-phase renovation and expansion project for a longtime client in East Austin.

### Goddard School Avery Ranch • Austin, Texas

The Goddard School is a charter school for children that emphasizes the importance of incorporating playtime into the classroom. At their location in Avery Ranch, we incorporated "Hill Country Modern" architecture with children's playfulness and energy through the use of colors, light-filled spaces, and thoughtful design.

### Golfinety Indoor Golf Training Facility • Austin, Texas

Golfinety is a two-story 19,800 square foot indoor, social golf experience where one can discover and develop their golf game. The structure features 22 indoor simulators and a full commercial kitchen. Golfinety's purpose-built, technology-driven performance and development centers create a one-of-a-kind experience that is changing the way the game is learned, practiced and played. Through world-class instruction and skill development experience (SDX), golfers of all ages embark on a journey to uncover their passion for the game.

### HACA Rosewood, Lakeside, and Santa Rita • Austin, Texas

A series of renovations and interventions at multiple Housing Authority of the City of Austin communities, including Rosewood, Lakeside, and Santa Rita, to remedy individual units, enhance the community rooms, and improve the site features.







## Raul Rodriguez

### Architectural Designer



**PROJECT ROLE: Designer + Documenter**

*Born and raised in San Antonio, Texas, Raul is no stranger to the construction field. He was raised in the family business, where his father exposed him to the process and labor required to make all the parts of a building come together and become a reality, which steered him toward looking for community outreach in design and construction. While in service at the United Saints Recovery Project, Raul was able to help remodel residences of Hurricane Katrina victims in the New Orleans area. The people and their stories has had a lasting impact on Raul and now focuses his interest in architecture to gear toward meaningful design and it's over-arching reach toward the community. He believes that design should not only be beautiful but also create impact in the welfare of the people who surround it.*

### EDUCATION

Bachelor of Architecture  
University of Texas (2018)

### EXPERIENCE

hatch + ulland owen architects  
Austin, Texas (June 2019 - Present)

United Saints Recovery Project  
New Orleans, Louisiana (2017, 2018)

Rodriguez Construction  
San Antonio, TX (2014, 2017)

### REPRESENTATIVE PROJECTS

#### East Village Town Center • Austin, Texas

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## Randall Owen

### AIA, LEED AP

#### Partner



#### PROJECT ROLE: Firm Management + Peer Review

*Randall began his career in architecture in 1993. He specializes in commercial design and development including retail shopping centers and tenant improvements; restaurants; bars; flex-office space; and warehouse buildings. He prides himself on being able to take “off-the-shelf” and readily available products and use them in innovative ways. Randall has a passion for design. As an architect and an artist, he strives to create something unique for each client and each project. Randall works closely with contractors and welcomes the challenge of problem solving in the field. In this way, he can help to maintain the integrity of the design and the quality of the project.*

#### EDUCATION

Bachelor of Architecture  
Louisiana State University, 1993

#### REGISTRATION & CREDENTIALS

TX # 14805 (1994), S.C. #9053,  
GA #RA014487, CO #ARC.00305795  
NCARB Cert. # 47778

#### EXPERIENCE

hatch + ulland owen architects  
(formerly Hatch Partnership)  
Austin, Texas (April 2006 - Present)

Randall Owen | Architecture  
Austin, Texas (September 2003 – March 2006)

Hatch Partnership, LLP  
Austin, Texas (September 2000 – August 2003)

Dever Architects  
Glen Mills, Pennsylvania  
(June 1993 – June 1999)

#### REPRESENTATIVE PROJECTS

##### Oak Point Park Nature and Retreat Center • Plano, Texas

20,000 square foot building that includes an interpretive exhibit hall, meeting rooms, offices, vending for park visitors and restrooms. The distinct 45 foot stone tower illuminates at night acting as a beacon drawing guests to functions and reflects light onto the blocks and wooden ceiling. The entrance is a row of tapered stone columns, supporting the butterfly roof of the interpretive exhibit hall.







## REPRESENTATIVE PROJECTS (cont)

### **Golfinity Indoor Golf Training Facility • Austin, Texas**

Golfinity is a two-story 19,800 square foot indoor, social golf experience where one can discover and develop their golf game. The structure features 22 indoor simulators and a full commercial kitchen. Golfinity's purpose-built, technology-driven performance and development centers create a one-of-a-kind experience that is changing the way the game is learned, practiced and played. Through world-class instruction and skill development experience (SDX), golfers of all ages embark on a journey to uncover their passion for the game.



### **Bluewater Boat & RV Storage • Austin, Texas**

This facility includes many types of storage options for boats, cars, and RV's including uncovered, covered/open-air, covered enclosed, and Class A totally enclosed with fan-cooling plus typical mini-storage options as well. This state-of-the-art storage facility was designed and built with safety to tenants and their belongings in mind. Non-combustible construction featuring concrete tilt-up wall panels and/or sprinkler systems, helps to avoid fires.



### **ESD 100 Burn Building • Houston, Texas**

Four-story, L-shaped building, approximately 44' x 90' overall dimensions, with +/- 3,260 square feet per floor. It includes two sets of exterior stairs and two sets of interior stairs. Walls and floor decks of steel and concrete composite panels utilizing DeltaStud by Steelform Building Systems products.



### **Concord Apartments and Amenity Center • Austin, Texas**

Modern garden-style 346-unit apartment complex in south Austin. Amenities include a community center, lap pool, dog park, community garden, pavilions, garages, and a fitness center.



# THE JORDAN AT MUELLER

Austin, Texas

## CLIENT

Foundation Communities

## FIRM ROLE

Architectural/Engineering Services,  
Green Building

## PROJECT TEAM

Civiltude, Studio Balcones,  
APTUS Engineering, DCI Engineers,  
Bailey-Elliott Construction

## PROGRAMS & RATINGS

AEGB 5-star, LEED Gold, 9% LIHTC,  
SMART Housing

## YEAR COMPLETED

2020

## CONSTRUCTION COST

\$ 7,500,000

## PROJECT SIZE

132 units; 186,000 SF

## Keeping Affordability Central So Mueller's Urban Village Benefits All

It took perseverance through multiple attempts to bring first-class deeply-affordable multifamily housing to Austin's Mueller. The 711-acre master-planned redevelopment of the former Robert Mueller Airport is unfolding as an energetic new hub for central Austin. Supplementing other workforce and age-restricted affordable rental options and affordable ownership options, The Jordan brings family-focused and service-supported affordability as low as 30% MFI through 9% Low Income Housing Tax Credits.

Walter Moreau, Executive Director of Foundation Communities, calls this project a "miracle" due to its proximity to downtown and nearby amenities in the Mueller neighborhood. The apartments sit directly across from Jessie Andrews Park and are a 5-minute walk to a full-service grocery store.

The interiors are generously sized and graciously appointed with enviable downtown views from fourth-floor units with 12-foot ceilings. Ground floor units with their own front porches tie the building into the neighborhood and activate the streets. The Jordan gives a prime example of h+uo architect's philosophy of making affordable units indistinguishable from nearby market-rate apartments. In fact, the



# THE JORDAN AT MUELLER



sustainability strategies, universal design features, and durable materials incorporated into our designs exceed the quality of life of most market-rate apartments.

A delicate balance between efficient massing and generous outdoor common spaces enables the development to maximize the units on the site and give a unique character to each part of the building. Each corner view presents a different view from each corner and as it engages with the diversity of housing types that are its neighbors.







# LAKELINE STATION

Austin, Texas

## CLIENT

Foundation Communities

## FIRM ROLE

Architectural/Engineering Services,  
Green Building

## PROJECT TEAM

Civiltude, Studio Balcones, APTUS  
Engineering, Integrity Structural,  
Bailey-Elliott Construction

## PROGRAMS & RATINGS

Living Building Challenge Zero Energy,  
LEED Platinum, AEGB 5-star, 9% LIHTC

## YEAR COMPLETED

2017

## CONSTRUCTION COST

\$ 20,000,000

## PROJECT SIZE

Apartments: 128 units; 122,800 SF  
Learning Center: 6,900 SF

## RECOGNITION

AEGB Project of the Year, 2017

## Cutting-edge Sustainability Brings Wellness and Dignity

Lakeline Station Apartments celebrated its Grand Opening on April 19th, 2017. This 128-unit affordable housing development prioritized sustainable green building practices, particularly at the on-site Michael & Susan Dell Foundation Learning Center. The Learning Center is the first inhabited “net zero” commercial building in Austin, ultimately producing more energy than it consumes. Additionally, metal cisterns store rainwater harvested from the roof and a landscape with includes edible plants such as a loquat grove, sunflowers, and vegetables planted in raised garden beds for the children.

To meet these lofty goals, h+uo architects co-led a highly collaborative process that included deep dives into biophilic design principles and integrated modeling. Our excellent relationships with local partners and a strong mission-focused team helped make that possible.

In keeping with our client’s inspired mission, the Learning Center hosts after-school and summer learning programs for children and “English as a second language” classes. For adults, the space provides financial coaching, exercise and nutrition classes, and help with health insurance enrollment and tax filing. Foundation Communities’ Children’s Home Initiative seeks out extremely low-



# LAKELINE STATION



income parents with young children to provide not just housing but on-site case management service and employment assistance.

Just steps from CapMetro's Red Line light rail station and with easy access to major highways, the project's location provides excellent connectivity and transportation options. This kind of access to public transportation is invaluable for the families who call Lakeline Station their home.







# THE CHICON

Austin, Texas

## CLIENT

Chestnut Neighborhood

## FIRM ROLE

Architectural/Engineering Services,  
Permitting Assistance, Green Building

## PROJECT TEAM

Big Red Dog (WGI), AYS Engineering,  
Integrity Structural, Bartlett Cocke

## PROGRAMS & RATINGS

AEGB 1-Star, SMART Housing

## YEAR COMPLETED

2018

## CONSTRUCTION COST

\$ 8,000,000

## PROJECT SIZE

SE Building: 14,500 SF  
SW Building: 16,300 SF

## RECOGNITION

Chairman's Award, Jack Kemp  
Excellence in Affordable and Workforce  
Housing (Urban Land Institute)

## Hyper-local Solutions for Neighborhood Revitalization and Affordable Ownership

The Chicon is a mixed-use condominium development aimed to preserve and support the history, legacy, and culture of the Chestnut Neighborhood. Once a flourishing artistic, cultural, and commercial hub on Austin's east side, Chestnut Neighborhood is now vulnerable to displacement and gentrification. The Chicon brings new high-density opportunities for affordable homeownership to help preserve the neighborhood's affordability and diversity.

Developed by the Chestnut Neighborhood Revitalization Corporation (CNRC), The Chicon comprises two three-story buildings along Chicon Street between 12th and 14th Streets. The development offers 28 residential units and 8,500 SF ground-level retail, restaurant, & office space. The Chicon contributes to the economic stability of east Austin by providing a mixture of affordable and market-rate spaces for purchase by individuals wishing to remain in the neighborhood, return to their community, or invest in their futures and put down roots in the Chestnut neighborhood.

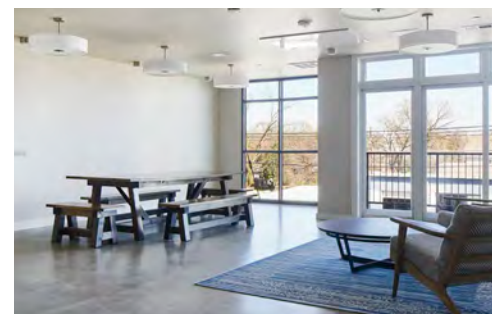
h+uo architects worked closely with our clients over several years to design, permit, and oversee the construction of these two urban-scale buildings. The compact urban infill sites and mixed-use

# THE CHICON



condominium program led to many opportunities for creative problem-solving. h+uo and the project team were up to the task, because the current market-driven development options will not be enough to solve the problems of our urban future.

A concrete podium deck supports two stories of residential units above, with parking and retail spaces below. The finished product is two handsome buildings of brick, stucco, metal, and wood which embody the neighborhood's aspirations for a revitalized Chicon corridor.







# CONCORD

Austin, Texas

## CLIENT

Aspen Heights

## FIRM ROLE

Architectural/Engineering Services

## PROJECT TEAM

Big Red Dog (WGI), TBG Partners,  
Jordan & Skala Engineers, Inc.  
Texas Design Interests  
Aspen Heights Construction, LLC

## YEAR COMPLETED

2016

## PROJECT SIZE

346 units; 450,000 SF

## Outdoor-oriented + Amenity-rich Living in South Austin

Aspen Heights' Concord apartments take full advantage of their South Austin location. Set well back from the I-35 frontage road down a rolling drive through hill country vegetation, the 346-unit apartment complex offers a modern alternative to more traditional garden-style complexes while taking advantage of the form's efficiencies.

Outdoor amenities are a primary focus of the project; a long central courtyard provides the buildings' organizing principle. Amenities include a community center, lap pool, dog park, community garden, pavilions, garages, and a fitness center. The central courtyard acts like a spine weaving its way through the site. By locating parking on the property's perimeter, residents' focus is directed toward the courtyard spaces. You would never know that this property sits along the I-35 feeder road.





# CONCORD







# LA VISTA DE GUADALUPE

Austin, Texas

## Community-led Development as a Bulwark Against Displacement

### CLIENT

Guadalupe Neighborhood Development Corporation (GNDC)

### FIRM ROLE

Architectural/Engineering Services

### PROJECT TEAM

Raymond Chan & Associates, TBG Partners, Viridian Engineering, Jose Guerra, INC., Senderro Construction Services, Diana McIver and Associates

### PROGRAMS & RATINGS

9% LIHTC, SMART Housing, AEGB

### YEAR COMPLETED

2008

### CONSTRUCTION COST

\$ 4,500,000

### PROJECT SIZE

22 units; 40,000 SF

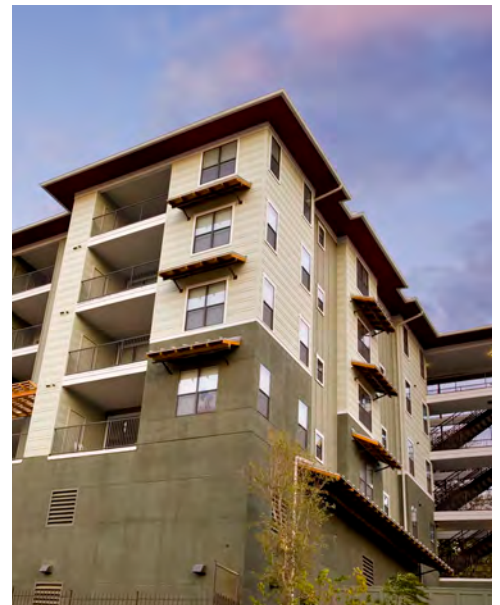
Guadalupe Neighborhood Development Corporation has been honored by the City of Austin as the most successful community development corporation in our inner city. Our firm's long term relationship with GNDC has generated many successful new and remodeled homes for low-income residents. These homes have helped dampen gentrification in what has become one the most sought after areas in Austin, being so near downtown.

One of our more recent projects with GNDC, La Vista de Guadalupe, is a 22-unit, six-story project overlooking downtown. La Vista provides housing for families whose incomes are at or below 30% or 50% MFI. At the time of construction, this was the only new 100% affordable multi-family housing project in downtown Austin.

GNDC resisted offers for land swaps that would relocate lower-income residents further from downtown. In keeping with their mission to work for the improvement, revitalization, and preservation of the Guadalupe downtown residential neighborhood downtown, h+uo architects designed La Vista to mediate between the need for density to promote affordability and keeping with the character of the neighborhood at its interface with downtown.



# LA VISTA DE GUADALUPE







# M STATION

Austin, Texas

## CLIENT

Foundation Communities

## FIRM ROLE

Architectural/Engineering Services,  
Permitting Assistance, Green Building

## PROJECT TEAM

Axiom Engineers, Winterowd Associates,  
AYS Engineering, LLC, Integrity  
Structural, Bailey-Elliott Construction

## PROGRAMS & RATINGS

LEED Platinum, AEGB,  
9% LIHTC, SMART Housing

## YEAR COMPLETED

2011

## CONSTRUCTION COST

\$ 17,000,000

## PROJECT SIZE

150 units; 193,000 SF

## RECOGNITION

Austin Commercial Real Estate Society  
(ACRE) Social Impact Award 2012

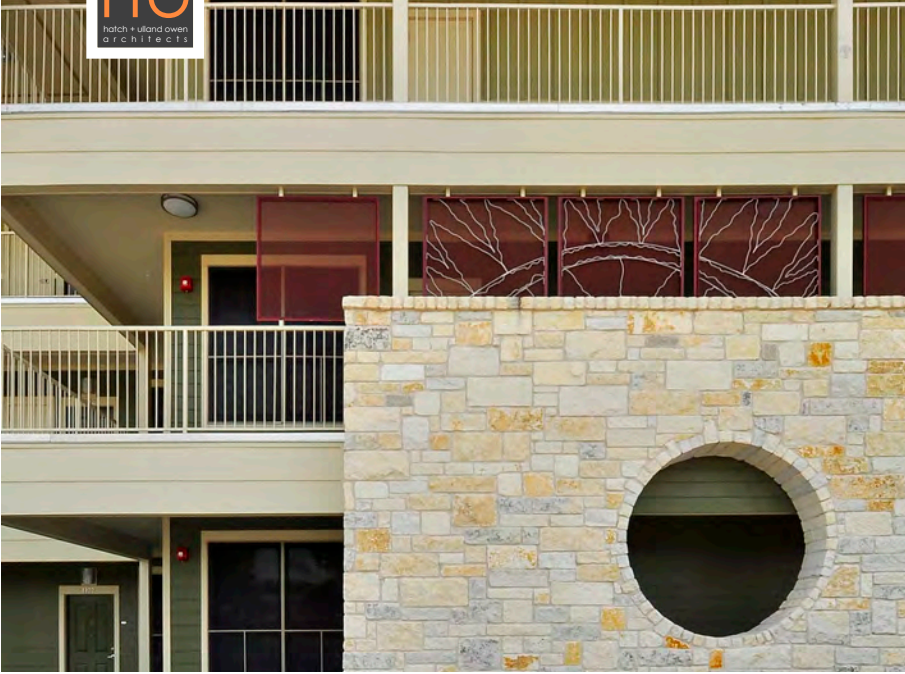
## Critical Firsts for Austin's Transportation, Affordability, and Sustainability Goals

Foundation Communities' M Station represents a watershed moment in affordable housing in Austin, Texas: it was the first affordable housing development in an Austin Transit-Oriented Development, the first LEED for Homes community in the city, and the first Leed for Homes Platinum community in Texas. Its ever-increasingly desirable location in East Austin, just steps from the MLK Red Line station, puts working families first in a rapidly-changing neighborhood.

The 150-unit affordable development includes a childcare center, a Community Learning center with after-school programs, and a computer lab open to the neighborhood. Residents also benefit from easy access to the new MetroRail transit station, a great neighborhood school just a few blocks away, and the Sustainable Food Center Kitchen and Gardens across the street.



# M STATION



Insert Civi's CV here





Thrower Design is a local firm with more than 100 years of combined experience in the field of land planning amongst their 5 employees. For more than 35 years, the company has provided expert consultation of feasibility analysis and development entitlements for zoning, subdivision and site design planning of single-family, commercial, retail/office, industrial and multi-family developments of all sizes of properties in Central Texas. Thrower Design has represented land owners and condemning authorities as an expert witness in condemnation cases in Austin and throughout the State of Texas.



**Ron Thrower**, native Austinite, Founder and Owner, started the business more than 35 years ago after an extensive apprenticeship in architecture that started in his high school years. Since that time, he has amassed an invaluable wealth of knowledge in state and local land development rules and regulations as well as governmental process and procedure with more than 600 projects processed through the City of Austin and well over 200 condemnation cases in the region. He has rooted connections with local government officials and access to an abundance of institutional knowledge, all which maximizes yields where possible to the satisfaction of hundreds of clients.



**Beth Turner**, native Austinite, Office Manager and Administrator, has been with Thrower Design for over 23 years and brings the same rooted connection to local government officials and knowledge of process and procedure for various development applications with local government entities in the Central Texas region. She has deep and cavalier relationships with City staff that is a valuable asset to navigate the difficult permitting processes of Austin.



**Neslie Cook**, native Texan and Civil Engineer for 20 years, has been with Thrower design since 2005. Having designed hundreds of sites for various project types, she is extremely knowledgeable in land development rules and regulations and application of site design through the AutoCAD software platform. Neslie's decades of experience working diligently with City of Austin Staff is significant in bringing projects to approval.



**Victoria Haase**, native Texan, specializes in zoning entitlements as well as historic preservation matters with Thrower Design for more than 2 years. Before joining Thrower Design, she was employed by the City of Austin for 10 years working with Austin Water Utility GIS Mapping, Neighborhood Planning, Historic Preservation, and Zoning case management. As such, she brings valuable institutional knowledge and rooted social connections with City staff that eases the process of permitting projects in Austin and surrounding areas.



**Silvija Lunce**, native to Serbia, specializes in site design for various commercial projects as she brings several years of experience working in architecture and structural design through the BIM-Revit and AutoCAD software platforms. She received her degree in Architecture from the University of Technical Sciences of her Native Country and is the most recent asset to Thrower Design.

Meet The Team



ELLIE AIELLO INTERIORS

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*MULTI-FAMILY | HOSPITALITY | RESIDENTIAL*



*Ellie Aiello*

OWNER & LEAD DESIGNER

Ellie Aiello has a unique and diverse background in design. Growing up in Cambridge, England with a family submerged in design, Ellie was able to understand the design process at a young age from many different facets. With the opportunity to attend hospitality and commercial trade-shows, meetings with countless architecture and interior firms all around the world, and present to key individuals in the design industry at a young age, Ellie has been exposed to many different aspects and is able to apply this knowledge in the design process. Ellie truly believes each client and project will have a different approach and process that needs to be established during the early stages. This personalized attention to each project has allowed Ellie to create long-term and trusted relationships with clients and design aesthetically pleasing and individual spaces. Ellie obtained her Bachelor of Science in Interior Design from The University of Texas at San Antonio.



*Evan Sturthe*

PROJECT MANAGER

Evan was born and raised on St. Simons Island, Georgia, in a community that is deeply rooted in welcoming hospitality and maintaining a unique sense of place. Her love of design and the ability of the built environment to enhance lives led her to obtain interior design degrees, both a Bachelor of Science from University of Alabama and a Master of Fine Arts from Savannah College of Art and Design. Evan moved to Austin in 2014, inspired by the artistic and diverse art and design scene. Her professional experience includes a range of multifamily, hospitality and small commercial, as well as event design in a resort setting.

Evan is motivated and inspired by the impact of design to contribute to a memorable and enhanced guest experience. She has a client-focused design approach and aims to ensure that the design intent is maintained throughout the process and delivered on schedule. Evan values design excellence, thoughtful attention to detail, and commitment to collaboration.





*Autumn Schneider*

PROCUREMENT MANAGER/PROJECT DESIGNER | RID

Autumn is a Texas native, growing up in Houston and relocating to San Antonio to attend college at The University at San Antonio. She has a Bachelor of Science in Interior Design and a Minor in Business Administration. She is a Registered Interior Designer with the state of Texas.

Her design background is rooted in Interior Architecture, which gives her the ability to coordinate and integrate interior finishes, space planning, and furniture to create a cohesive building design. Autumn has worked on collaborative teams for healthcare, workplace, and recreation project types. She has diverse experience and commitment to each client and provides confident leadership and organization throughout a project. Autumn strives to create spaces that are timeless, innovative, and create a sense of place. She also has an interest in sustainability and an eagerness to continuously learn and grow as a designer.



*Natalie Napier*

JUNIOR DESIGNER

Natalie is a fourth-year interior design student at Texas State University. During her time at university she has developed a passion for design and skill set to help her excel in the profession. She grew up in Austin, Texas and has loved seeing the incredible architecture and interior design the city has to offer. Natalie aligns with interior design because of her eye for aesthetics and attention to detail. Her work experience has taught her to take pride in the artistic quality of the services and products she provides, regardless of the size of the job. She has experience taking client's visions and bringing them to life in several formats. Natalie resonates with the company values at EAI and aims to make the interior design process approachable for everyone. During her internship with EAI Natalie has gained insight into how designs are conceived, developed, and executed in practice.





*Kerri Bansch*

JUNIOR DESIGNER

Kerri was born and raised in the greater Austin, Texas area where from a young age she acquired a passion for the way spaces can contribute to a person's overall well-being. Upon earning a degree in Interior Design from Texas State University she moved to New York City to fully immerse herself in the immense design influence and inspiring architecture the city has to offer. There she practiced high-end residential design for two years before returning home to Austin. Kerri is so thrilled to have joined the EAI team and use the skills and experiences she has gained thus far to create timeless and approachable spaces. Kerri has a love for all disciplines of art and design and gains inspiration through architecture, new and old art forms, photography and graphic design to push her creative boundaries and create thought provoking and inspiring spaces.



## PROFESSIONAL QUALIFICATIONS STATEMENT

### STATEMENT OF PURPOSE AND PHILOSOPHY

**Alpha Barnes Real Estate Services** is a full-service, third-party management firm presently managing approximately 30,000 multi-family units. Founded in 2000, Alpha Barnes maintains 6 offices across 3 states and 900 staff members in the field of property management, and our portfolio extends to over 85 cities.

In late 2020, Alpha Barnes was acquired by **Asset Living**, a Houston-based real estate management firm. Founded in 1986, Asset Living holds a NMHC Top 5<sup>th</sup> Ranking with a growing portfolio well over 65,000 units, which includes a multitude of properties and employees across the nation. Combined, Alpha Barnes/Asset Living manages a portfolio of over 100,000 units to include conventional, student housing and affordable units.

**Home** is one of the most important places for everyone. For this reason, we, at Alpha Barnes, are meticulous in every aspect of our responsibility. Our Team aims is to provide the best home for every person who chooses to live at one of the many Alpha Barnes communities. We understand the faith our residents place in us, as well as, the fiduciary responsibility our clients place in us, these factors are the basis of our management. We provide personalized services to each Client, Resident and Property. The Alpha Barnes Teams focus on surpassing expectations; we understand the goals of ownership. The reputation of Alpha Barnes is based on trust, integrity and commitment.

**Asset Living** is an **Accredited Management Organization® (AMO®)**. This AMO® designation ensures that Asset Living has met the ongoing requirements of The Institute of Real Estate Management. These requirements include increased levels of fidelity and liability coverage, proven financial stability and continuing education for the Executive Property Managers. Less than 600 firms across the United States and Canada have achieved and maintained this prestigious designation and it is further evidence of ABRES's commitment to excellence.

### AREAS OF EXPERTISE

The primary business of **Alpha Barnes Real Estate Services** is the management of residential, rental real estate for private owners, non-profit entities, financial institutions and government agencies. In this role, **Alpha Barnes Real Estate Services** provides comprehensive management services that cover all phases of property operations including management, leasing maintenance, financial management and owner and government compliance and reporting. Presently, the firm manages properties in all areas of Texas and operates from its main office in Dallas with regional offices in San Antonio and Austin, as well as staff based in Texarkana, Houston and Corpus Christi.

In addition to its overall expertise in apartment management, **Alpha Barnes Real Estate Services** possesses a specific capability in the management and operation of affordable housing for families or for the elderly. This category of property includes the follows:

### 1. Low Income Housing Tax Credit (LIHTC)

**Alpha Barnes Real Estate Services** presently manages over 170 properties which utilize the LIHTC. Compliance with LIHTC program requirements is controlled by direct supervisory and compliance staff review of all work and extensive training of all personnel. **Alpha Barnes Real Estate Services** takes special pride in its reputation as an expert in this program and works hard to maintain that reputation.

### 2. New Construction

**Alpha Barnes's** new construction lease-up experience is impressive. The firm's new development background includes project design consulting, pre-construction planning, décor consulting, promotion and full lease-up for over **150+ properties**, totaling over **22,000 units across Texas**. Our objective is to reach full occupancy and maximize the bottom line in the shortest time possible in accordance with the owner's investment parameters. About **75% of our lease-ups have been completed in 9 months or less** and a full **51% have been completed in 6 months or less**.

### 3. Value Add Experience

Real estate assets require periodic improvements, repairs, or in some cases, a complete repositioning. Alpha Barnes understands this facet of investment ownership and has maintained a personnel base with the knowledge, expertise, and experience to assist our clients when such projects are contemplated. Coordinating the rehab process with the management of the property is essential, and ABRES has perfected our role in this process to ensure operational goals are either met or exceeded. We have a proven track record of successful repositioning that have continued to earn us praise from our clients, residents, and industry peers. In fact, in recent years ABRES managed properties have undergone comprehensive rehabs ranging from \$125,000 to over \$3 million.

### 4. HUD Financed Properties

**Alpha Barnes Real Estate Services** operates projects financed by the U.S. Department of Housing and Urban Development (HUD) under the 221(d)(4) and 223(f) programs, the Section 202 program, and the Section 811 program. **Alpha Barnes Real Estate Services** is familiar with the reporting requirements of all housing related HUD programs as well as the management intricacies.

### 5. Properties with HUD Section 8

**Alpha Barnes Real Estate Services** is under contract to operate 14 entities that have projected-based Section 8 rent subsidies. In addition, **Alpha Barnes Real Estate Services** completes the paperwork for Section 8 projects for several other management companies on a contract basis. **Alpha Barnes Real Estate Services** has five Certified Occupancy Specialists' (COS) on staff.

### 6. Tax Exempt Bonds

**Alpha Barnes Real Estate Services** currently manages dozens of properties that utilized tax exempt bonds to assist in their financing and we are familiar with the restrictions imposed on leasing and the reporting requirements necessary to dovetail with the LIHTC program and to produce program compliance with both programs.

## 7. Non-Profit Groups and Public Agencies

As one of the primary aspects of this proposed management assignment is the ability to work with non-profit groups and public agencies, prior experience working with non-profits appears to be very important. Over its history, **Alpha Barnes Real Estate Services** has served to manage property for, consult for and to assist many non-profit groups. Current non-profit clients include:

Deaf Action Center, Dallas, Texas

Alamo Community Group, San Antonio, Texas

Texas Merced Housing Texas, San Antonio, Texas

Texas Inter-Faith Housing, Houston, Texas

Operation Relief Center, Dallas, Texas



## **SUMMARY OF APARTMENT MANAGEMENT SERVICES**

**Alpha Barnes Real Estate Services** strives to provide our multi-family clients with the best and most complete services available. A summary of these five major areas of service follows:

### a. MANAGEMENT AND LEASING

- Advertise, market and lease units.
- Develop and enforce property rules and regulations.
- Recruit, hire, and train on-site managers and leasing agents.
- Provide daily operating procedures and training for on-site office.
- Establish and adjust rental rates and security deposit levels based on occupancy and regular competitive market analysis.
- Administer all personnel records for all on-site management and maintenance employees.

b. MAINTENANCE

- Provide for overall routine maintenance of the property including tenant requested maintenance and make ready preparation.
- Recruit, hire, and train all on-site maintenance and porter personnel.
- Completion of cost-effective and efficient contract bidding, negotiation and administration, including, but not limited to contracts for landscaping, pool maintenance, and non-routine improvements.
- Verifying insurance and bond coverage for all contractors providing services.
- Implementation of a preventative maintenance program.
- Completion of regular property inspections to review property appearance and condition as well as overall curb appeal.
- Identifying and bringing to the attention of the Owner serious non-routine maintenance needs along with proposed solutions.
- Provide 24 hour a day, seven day a week emergency telephone answering and maintenance services.
- Maintain records of all contracts, warranties and other items important to the verification of services performed on the property.

c. COMPLIANCE

- Train all staff in the importance and basic requirement of affordable housing compliance.
- Provide ongoing supervision and retraining of staff through initial lease up and re-certifications.
- Review every file prior to move-in for completeness and eligibility.
- Monitor and maintain the applicable fraction in mixed income properties.
- Prepare for and participate in all site reviews by owners, lenders, monitoring agencies or partners.
- Prepare and submit annual certifications as well as any other reports requested by the owners, lenders, monitoring agency or the partners.

d. FINANCE

- Receipt, recording and processing of all accounts payable.
- Billing, posting receipt and depositing of rents, security deposits, vending income, late fees, electric charges, and any other miscellaneous income.
- Pursuing collection of delinquent rents to the fullest possible extent, including periodic reports to the regional credit bureau and filing of lawsuits in small claims court.
- Maintaining all files and records necessary to insure a good record of financial activities.
- Monthly reconciliation of all accounts and bank statements.
- Provision of monthly and annual financial reporting including but not limited to Balance Sheets, Income and Expense Statements, complete detailed General Ledger, and Budget Variance Analyses.
- Provide assistance and cooperation in periodic auditing.
- Compilation and submission to the client of a recommended annual budget.
- Review and recommendation of all property insurance coverage, upon request of client.

e. COMMUNICATIONS

- Frequent verbal and written communication with client and participation in property-related meetings.
- Communication and coordination with lenders, real estate agents and appraisers, as instructed by the Owner.
- Planning and assistance in coordination of any property-related social functions relative to the overall marketing plan.
- Processing of information requests from outside parties (as authorized by client) and resolution of any problem or complaint originating from property resident.



## LEADERSHIP



Hugh A. Cobb CPM, Principal



Michael D. Clark HCCP, Principal



Anna Melson, VP



Connie Quillen, VP



Cathy Johnson, VP



Debbie Wiatrek, VP

## GENERAL INFORMATION

Alpha Barnes Real Estate Services, LLC is an Asset Living Company. The federal tax identification number is 75-2868321. Alpha Barnes Real Estate Services can be contacted through:

Hugh A. Cobb, Principal  
12720 Hillcrest, #400  
Dallas, Texas 75230  
972-643-3200  
[hugh.cobb@assetliving.com](mailto:hugh.cobb@assetliving.com)

*"People do business with people, not companies. You must earn their respect  
and work hard every day to maintain what you have earned."  
— Art Barnes*

ALPHA BARNES REAL ESTATE SERVICES, LLC  
12720 HILLCREST RD, STE 400  
DALLAS, TX 75230

Property	City	State	Zip	Units	Region	Description	LIHTC
87th Apartments	Odessa	TX	79765	181	West Texas	Family	Yes
Allegre Point	Austin	TX	78728	184	Central Texas	Family	Yes
Amber Stone	Beeville	TX	78102	54	South Texas	Family	Yes
Anson Park I	Abilene	TX	79603	64	West Texas	Family	Yes
Anson Park II Apartments	Abilene	TX	79603	80	West Texas	Family	Yes
Anson Park Seniors	Abilene	TX	79603	80	West Texas	Seniors	Yes
Arbor Oaks	Odessa	TX	79761	120	West Texas	Family	Yes
Arbor Terrace	Odessa	TX	79761	128	West Texas	Family	Yes
Aspire at Live Oak	Live Oak	TX	78233	240	South Texas	Family	No
Auburn Square	Vidor	TX	77662	80	East Texas	Family	Yes
Avanti at Greenwood	Corpus Christi	TX	78417	81	South Texas	Family	Yes
Avanti East	Edinburg	TX	78542	108	South Texas	Family	Yes
Avanti Emerald Point (new construction)	McAllen	TX	78501	72	South Texas	Family	Yes
Avanti Legacy at Sienna Palms (new construction)	Weslaco TX	TX	78599	114	South Texas	Family	Yes
Avondale Farms Seniors	Haslet	TX	76052	121	North Texas	Seniors	Yes
Babcock North	San Antonio	TX	78249	138	South Texas	Family	No
Babcock North II	San Antonio	TX	78248	72	South Texas	Family	Yes
Bayshore Towners	Pasadena	TX	77504	100	East Texas	Seniors	Yes
Beacon Bay Townhomes	Port Isabel	TX	78578	76	South Texas	Family	Yes
Big Bass Resort Apartments	Jacinto City	TX	77029	200	Upper Gulf Coast	Seniors	Yes
Bishop Courts	Bishop	TX	78343	60	South Texas	Family	Yes
Blue Water Garden	Hereford	TX	79045	132	Panhandle	Family	Yes
Bonham, Country Village of	Bonham	TX	75418	104	North Texas	Family	No
Bonham, Country Village of - MHP (Mobile Home Park)	Bonham	TX	75418	79	North Texas	Family	No
Briarbend	Beaumont	TX	77708	40	East Texas	Family	Yes
Bridge at Granada (new construction)	Austin	TX	78753	258	Central Texas	Family	Yes
Broadstone Apartments	Tyler	TX	75701	100	East Texas	Family	No
Buena Vida Senior Village	Corpus Christi	TX	78405	100	South Texas	Seniors	Yes
Burgandy Apartments, The	Dallas	TX	75234	111	North Texas	Family	No
Butler Brothers Building	Dallas	TX	75201	234	North Texas	Family	No
Calcasieu Apartments	San Antonio	TX	78205	64	South Texas	Family	Yes
Caldwell Heights (new construction)	Caldwell	TX	77836	72	Central Texas	Family	Yes
Carolina Chase Apartments	Dallas	TX	75240	166	North Texas	Family	No
Casa Ricardo	Kingsville	TX	78363	60	South Texas	Seniors	Yes
Casitas De Merced	Somerset	TX	78069	28	South Texas	Seniors	Yes
Castleridge	San Antonio	TX	78227	144	South Texas	Family	No
Catalon	Houston	TX	77084	142	Upper Gulf Coast	Family	Yes
Catalon at Paseo de la Resaca	Brownsville	TX	78526	128	South Texas	Seniors	Yes
Cayetano Villas of La Vernia	La Vernia	TX	78121	48	South Texas	Family	Yes
Cedar Park	Cedar Park	TX	78613	226	Central Texas	Family	Yes
Cedarwood	Huntsville	TX	77340	68	Upper Gulf Coast	Family	Yes
Cimarron Springs	Cleburne	TX	76031	156	North Texas	Family	Yes
Cliff View Village I	Dallas	TX	75241	28	North Texas	Seniors	No
Cliff View Village II	Dallas	TX	75241	28	North Texas	Seniors	No
Cliff View Village III	Dallas	TX	75241	28	North Texas	Seniors	No
Cobblestone Village	Cleburne	TX	76033	144	North Texas	Family	Yes
Country Lane Seniors - McKinney	McKinney	TX	7509	230	North Texas	Seniors	Yes
Country Lane Seniors - Temple	Temple	TX	76504	102	Central Texas	Seniors	Yes
Country Lane Seniors - Waxahachie	Waxahachie	TX	75165	102	North Texas	Seniors	Yes
Courts of Las Palomas	Kingsville	TX	78363	128	South Texas	Family	Yes
Crestshire Village	Dallas	TX	75227	74	North Texas	Family	Yes
Cypress Cove	San Antonio	TX	78238	136	South Texas	Family	No
District at Midtown (new construction)	Tyler	TX	75702	36	East Texas	Family	No
Eddison, The (FKA Canyons at 45)	Amarillo	TX	79109	328	Panhandle	Family	Yes
Edgewood Manor	Dallas	TX	75215	30	North Texas	Family	Yes
Edinburg Village	Edinburg	TX	78539	100	South Texas	Family	Yes
Edison Lofts (new construction)	Houston	TX	77489	126	Upper Gulf Coast	Family	Yes
El Campo	El Campo	TX	77437	80	South Texas	Family	Yes
Eleanor Place	San Antonio	TX	78209	9	South Texas	Family	No
Elmhurst Place	San Antonio	TX	78209	23	South Texas	Family	No

Property	City	State	Zip	Units	Region	Description	LIHTC
Enclave at Buckhorn Crossing	San Antonio	TX	78240	240	South Texas	Family	No
Enclave at Mira Lagos I	Grand Prairie	TX	75054	199	North Texas	Family	No
Enclave at Mira Lagos II	Grand Prairie	TX	75054	112	North Texas	Family	No
Enclave at Parkview	Fort Worth	TX	76179	144	North Texas	Family	Yes
Encore at Buckingham	Richardson	TX	75081	242	North Texas	Seniors	No
Estates at Shiloh (224 new construction)	Dallas	TX	75228	264	North Texas	Seniors	Yes
Fifty Oaks	Rockport	TX	78382	50	South Texas	Family	Yes
Fish Pond at Cuero	Cuero	TX	77954	48	South Texas	Seniors	Yes
Fish Pond at Portland	Portland	TX	78374	60	South Texas	Seniors	Yes
Flats at Shadow Glen	Manor	TX	78653	248	North Texas	Family	No
Forest Park Apartments	Austin	TX	78753	228	Central Texas	Family	Yes
Garland Estates	Garland	TX	75042	40	North Texas	Seniors	No
Glades of Gregory	Gregory	TX	78359	72	South Texas	Family	Yes
Golden Acres Retirement Center	Paris	TX	75460	50	East Texas	Seniors	No
Golden Trails	West	TX	76691	45	West Texas	Seniors	Yes
Gran Cielo	Rio Grande City	TX	78582	80	South Texas	Family	Yes
Grand Reserve Seniors, The - McKinney	McKinney	TX	75069	180	North Texas	Seniors	Yes
Grand Reserve Seniors, The - Temple	Temple	TX	46504	102	Central Texas	Seniors	Yes
Grand Reserve Seniors, The - Waxahachie	Waxahachie	TX	75165	80	North Texas	Seniors	Yes
Grand Texas Seniors, The - McKinney	McKinney	TX	75069	100	North Texas	Seniors	Yes
Green Briar Village I	Wichita Falls	TX	76305	76	North Texas	Family	Yes
Greenbriar Village II	Wichita Falls	TX	76305	36	North Texas	Family	Yes
Greens on Turtle Creek, The	Port Arthur	TX	77642	84	East Texas	Seniors	Yes
Guadalupe Villas Seniors (new construction)	Lubbock	TX	79401	128	West Texas	Seniors	Yes
Gulfway Manor	Corpus Christi	TX	78412	151	South Texas	Family	Yes
Hacienda Del Sol	Dallas	TX	75217	55	North Texas	Family	Yes
Hampton Villages	Pampa	TX	79065	76	Panhandle	Family	Yes
Heritage Estates at Huntsville (new construction)	Huntsville	TX	77320	48	Upper Gulf Coast	Seniors	Yes
Heritage Tower Apartments	Longview	TX	75601	36	East Texas	Family	Yes
Hickory Trails	Longview	TX	75601	45	East Texas	Family	Yes
Highland Villas	Bryan	TX	77802	180	Central Texas	Seniors	Yes
Hills at Leander	Leander	TX	78641	228	Central Texas	Seniors	Yes
Homes of Mountain Creek, The	Grand Prairie	TX	75051	200	North Texas	Family	Yes
Hunter's Glen	San Antonio	TX	78211	144	South Texas	Family	Yes
Huntington at Missouri City	Missouri City	TX	77459	120	Upper Gulf Coast	Seniors	Yes
Huntington at Paseo de la Resaca	Brownsville	TX	78526	132	South Texas	Seniors	Yes
Huntington at Sienna	Missouri City	TX	77459	132	Upper Gulf Coast	Seniors	Yes
Huntington at Sienna Ranch	Missouri City	TX	77459	149	Upper Gulf Coast	Seniors	Yes
Huntington Beaumont (fka Gardens at Sienna)	Beaumont	TX	77708	120	East Texas	Seniors	Yes
Huntington College Station (new construction)	College Station	TX	77845	120	Central Texas	Seniors	Yes
Huntington Lake Jackson (fka Jackson Village)	Lake Jackson	TX	77566	96	South Texas	Seniors	Yes
Huntington Seniors at Buda (The)	Buda	TX	78610	120	Central Texas	Seniors	Yes
Hutchins Gateway Apartments	Hutchins	TX	75141	336	North Texas	Family	Yes
Iris Place	Dallas	TX	75240	18	North Texas	Family	No
Jeffrey Square Apartments	Dallas	TX	75208	20	North Texas	Family	No
Kensington Place	Houston	TX	77034	216	Upper Gulf Coast	Family	Yes
Kings Court	San Antonio	TX	78212	32	South Texas	Seniors	No
Kings Crossings	Kingsville	TX	78363	120	South Texas	Family	Yes
La Villita Phase I	Brownsville	TX	78521	128	South Texas	Family	Yes
La Villita Phase II	Brownsville	TX	78521	80	South Texas	Family	Yes
Lake Jackson Manor	Lake Jackson	TX	77566	100	South Texas	Seniors	Yes
Lake Park Duplexes	Tyler	TX	75704	50	East Texas	Family	No
Lakeline Apartments	Leander	TX	78641	264	Central Texas	Family	No
Landing, The	Waco	TX	76705	160	Central Texas	Family	Yes
Las Misiones Apartments	Mission	TX	78527	118	South Texas	Family	No
LBJ Station	Dallas	TX	75243	249	North Texas	Family	No
Legacy Ranch @ Dessau East	Pflugerville	TX	78753	232	Central Texas	Family	Yes
Lindbergh Parc	Fort Worth	TX	76106	196	North Texas	Seniors	Yes
Live Oak Villas	George West	TX	78022	48	South Texas	Family	Yes
Lockhart Springs	Lockhart	TX		48	Central Texas	Family	Yes
LULAC Village Park	Corpus Christi	TX	78416	152	South Texas	Family	Yes
Lyons Gardens	Austin	TX	78702	54	Central Texas	Seniors	No
Maeghan Pointe Apartments	Edcouch	TX	78538	80	South Texas	Family	Yes
Magnolia at Village Creek	Fort Worth	TX	76119	252	North Texas	Family	Yes
Magnolia Place Senior Apts	Houston	TX	77033	144	Upper Gulf Coast	Seniors	Yes

Property	City	State	Zip	Units	Region	Description	LIHTC
Majestic Parc (fka on McKinney)	Denton	TX	76209	217	North Texas	Family	No
Major Crossing Apartments	Beaumont	TX	75428	96	East Texas	Family	No
Mansions at Hastings Green	Houston	TX	77065	230	Upper Gulf Coast	Family	Yes
Mansions at Hastings Green Senior	Houston	TX	77065	252	Upper Gulf Coast	Seniors	Yes
Mansions at Moses Lake	Texas City	TX	77590	240	Upper Gulf Coast	Family	Yes
Marbella	Corpus Christi	TX	78413	783	South Texas	Family	No
Mark at Midlothian	Midlothian	TX	76065	236	North Texas	Family	No
Mark on Conquest	Waxahachie	TX	75165	140	North Texas	Family	No
Mark on Solon	Waxahachie	TX	75165	112	North Texas	Family	No
Martha's Vineyard Place	Dallas	TX	75235	100	North Texas	Family	No
McMullen Square	San Antonio	TX	78228	100	South Texas	Family	Yes
Meadows at Bentley Drive, The	San Antonio	TX	78218	208	South Texas	Family	Yes
Mill Stone Apartments	Fort Worth	TX	76120	144	North Texas	Family	Yes
Mill Town Seniors	Silsbee	TX	77565	80	East Texas	Seniors	Yes
Miramonte	Stafford	TX	77471	124	South Texas	Family	Yes
Miramonte Single Living	Stafford	TX	77471	68	South Texas	Seniors	Yes
Moore Grocery Lofts	Tyler	TX	75702	88	East Texas	Family	Yes
Museum Reach Lofts (new construction)	San Antonio	TX	78215	94	South Texas	Family	Yes
Navigation Pointe	Corpus Christi	TX	78405	124	South Texas	Family	Yes
Oak Meadows Townhomes	Commerce	TX	75428	72	North Texas	Family	Yes
Oak Trails Apartments	San Angelo	TX	76903	48	West Texas	Family	48
Orchards at Arlington Heights	Arlington	TX	76018	180	North Texas	Seniors	No
Orchards at Market Plaza	Plano	TX	75075	180	North Texas	Seniors	No
Overlook	Palestine	TX	75081	200		Family	No
Paddock on Park Row	Arlington	TX	76010	350	North Texas	Family	Yes
Palisades of Inwood	Houston	TX	77088	127	Upper Gulf Coast	Seniors	Yes
Parc East Apartments	Mesquite	TX	75150	209	North Texas	Family	Yes
Park Gardens North	Paris	TX	75462	100	East Texas	Family	No
Park Hill	San Marcos	TX	78666	168	Central Texas	Family	No
Park Village	Big Spring	TX	79720	76	West Texas	Family	Yes
Park, The	Corpus Christi	TX	78413	226	South Texas	Family	No
Parkstone Crossroads	Wichita Falls	TX	76301	112	North Texas	Family	Yes
Parkstone Senior Village I	Wichita Falls	TX	76310	140	North Texas	Seniors	Yes
Parkstone Senior Village II	Wichita Falls	TX	76310	64	North Texas	Seniors	Yes
Parkstone Senior Village III	Wichita Falls	TX	76310	40	North Texas	Seniors	No
Pioneer Crossing Burk Burnett Seniors	Burk Burnett	TX	76354	80	North Texas	Seniors	Yes
Pioneer Crossing Diboll (new construction)	Diboll	TX	75941	80	East Texas	Family	Yes
Pioneer Crossing Henrietta	Henrietta	TX	76365	49	North Texas	Family	No
Pioneer Crossing Lufkin Family	Lufkin	TX	75904	80	East Texas	Family	Yes
Pioneer Crossing Lufkin Seniors	Lufkin	TX	75904	80	East Texas	Seniors	Yes
Pioneer Crossing Mineral Wells	Mineral Wells	TX	76067	80	North Texas	Family	Yes
Pioneer Crossing Sulphur Springs Seniors	Sulphur Springs	TX	75482	80	East Texas	Seniors	Yes
Post Oak - Edna, The	Edna	TX	77957	64	South Texas	Family	Yes
Preserve at Willow Park	Willow Park	TX	76087	152	North Texas	Seniors	No
Primrose Village (new construction)	Weslaco	TX	78599	242	South Texas	Family	Yes
Provision at Patriot Place Apartments	Hurst	TX	76053	90	North Texas	Family	Yes
Red Oaks Townhomes	Waco	TX	76706	80	Central Texas	Family	No
Regency Park Residences (Fka Rockhill )	McKinney	TX	75070	60	North Texas	Family	No
Reserve at Towne Crossing, The	Longview	TX	75605	216	East Texas	Family	No
Reserves at Springdale	Austin	TX	78723	264	Central Texas	Family	Yes
Residences on Stillhouse Road	Paris	TX	76460	76	East Texas	Family	Yes
River Pointe	San Angelo	TX	76903	204	West Texas	Family	Yes
Riverside Village	Rio Hondo	TX	78583	60	South Texas	Family	Yes
Riversquare	Corpus Christi	TX	78410	204	South Texas	Family	Yes
Riverwalk Apartments	College Station	TX	77840	128	Central Texas	Family	No
Riverwalk Townhomes	Stephenville	TX	76401	76	North Texas	Family	Yes
Rockwell Manor	Brownsville	TX	78521	126	South Texas	Family	Yes
Royal Gardens Mineral Wells	Mineral Wells	TX	76067	75	North Texas	Seniors	Yes
Royal Gardens Wichita Falls	Wichita Falls	TX	76310	49	North Texas	Seniors	Yes
Saddle Creek	Kyle	TX	78640	104	Central Texas	Family	Yes
Sage Brush Village	Odessa	TX	79763	112	West Texas	Family	Yes
Santa Rita Senior Village	Midland	TX	79701	136	West Texas	Seniors	Yes
Sedona Springs Villas	Odessa	TX	79764	100	West Texas	Family	Yes
Silver Springs Apartments	Austin	TX	78753	360	Central Texas	Family	Yes
Silver Spur Apartments (New construction opening Ja	Palmview	TX	78572	120	South Texas	Family	Yes



Property	City	State	Zip	Units	Region	Description	LIHTC
Somerset Lofts (new construction)	Houston	TX	77008	120	Upper Gulf Coast	Seniors	Yes
Southwest Pines	Tyler	TX	75701	248	East Texas	Family	Yes
Spicewood Canyon	Roswell	NM	88203	60	Southeast New Mexico	Family	Yes
Springfield Manor	Kirby	TX	78219	130	South Texas	Family	Yes
St. George's Court	Austin	TX	78752	60	Central Texas	Seniors	Yes
Stablewood Farms	San Antonio	TX	78227	252	South Texas	Family	Yes
Sterling Springs Villas	Midland	TX	79706	120	West Texas	Family	Yes
Stone Hearst Apts	Beaumont	TX	77703	104	East Texas	Family	Yes
Heights at Owen Tech, The	Austin	TX	78728	176	Central Texas	Seniors	Yes
Stone Hearst Seniors	Beaumont	TX	77703	36	East Texas	Seniors	Yes
Stonebridge of Plainview	Plainview	TX	79072	80	West Texas	Family	Yes
Sundance Meadows Apartments	Brownsville	TX	78526	132	South Texas	Family	Yes
Sunflower	La Feria	TX	78559	80	South Texas	Family	Yes
Sunquest	Primera	TX	78552	128	South Texas	Family	Yes
Sunray Community	Richardson	TX	75081	50	North Texas	Seniors	Yes
Sunrise Terrace	La Feria	TX	78559	70	South Texas	Family	Yes
Sycamore Pointe Apts.	Fort Worth	TX	76134	168	North Texas	Family	Yes
Thompson Place	San Antonio	TX	78226	128	South Texas	Family	Yes
Timber Creek at Sienna Trails	Beaumont	TX	77708	36	East Texas	Family	Yes
Town Parc at Tyler Apartments	Tyler	TX	75230	96	East Texas	Family	Yes
Tree Apts, The	Mission	TX	78501	152	South Texas	Family	No
Treepoint Meadows	Amarillo	TX	79109	432	Panhandle	Family	No
Trinity Loft	Dallas	TX	75207	101	North Texas	Family	No
Tuscany Court Townhomes	Hondo	TX	78861	76	South Texas	Family	Yes
Tuscany Park at Buda	Buda	TX	78610	176	Central Texas	Family	Yes
Twin Oaks	Mission	TX	78572	108	South Texas	Family	Yes
Urban Oaks	Austin	TX	78745	194	Central Texas	Family	Yes
Urban Villas	Austin	TX	67622	90	Central Texas	Family	No
Villages at Snyder	Snyder	TX	79550	80	West Texas	Family	Yes
Villages of Huntsville	Huntsville	TX	77320	76	Upper Gulf Coast	Family	Yes
Villages of Huntsville Senior	Huntsville	TX	77320	36	Upper Gulf Coast	Seniors	Yes
Villas at Boston Heights	Benbrook	TX	76116	144	North Texas	Family	Yes
Villas of Giddings	Giddings	TX	78942	36	Central Texas	Family	Yes
Villas on Calloway Creek	Hurst	TX	76053	135	North Texas	Seniors	Yes
Villas on Raiford	Carrollton	TX	75007	180	North Texas	Seniors	Yes
Vineyard on Lancaster	Ft Worth	TX	76102	104	North Texas	Family	Yes
Vista Bella	Vista Lago	TX	78745	72	North Texas	Family	Yes
Walnut Creek Apartments	Austin	TX	78723	98	Central Texas	Family	Yes
Old Salem Village	Shreveport	LA	71129	200	Louisiana	Family	Yes
West Oaks Village	Houston	TX	77082	232	Upper Gulf Coast	Seniors	Yes
West Ridge Villas	McKinney	TX	75070	132	North Texas	Family	Yes
Western Hills	San Antonio	TX	78227	146	South Texas	Family	Yes
Willow Bend Villas	Hobbs	NM	88204	60	Southeast New Mexico	Family	Yes
Wood River	Corpus Christi	TX	78410	200	South Texas	Family	No
Woodland Ridge	San Antonio	TX	78240	152	South Texas	Family	Yes
Works at Pleasant Valley II, The	Austin	TX	78702	29	Central Texas	Family	Yes
Works at Pleasant Valley, The	Austin	TX	78702	45	Central Texas	Family	Yes
Wurzbach Manor	San Antonio	TX	78240	161	South Texas	Family	Yes
Zion Village	Houston	TX	77004	50	Upper Gulf Coast	Family	Yes

HUD Program/Financing	TOTAL UNITS	30,028
	TOTAL PROPERTIES	239
	AVG. OCCUPANCY	95.50%
	LIHTC UNITS	21,353
New Construction/Lease Up	LIHTC PROPERTIES	183
	SENIOR UNITS	7,407
	SENIOR PROPERTIES	68

HAP UNITS	1,300
HAP PROPERTIES	14
811 UNITS	153
811 PROPERTIES	16
PRAC UNITS	361
PRAC PROPERTY	10
HUD FINANCED UNITS	8,473
HUD FINANCED PROPERTIES	55

## **Christopher B. McComb, P.E.**

---

<b>EDUCATION</b>	The University of Texas at Austin <i>B.S. Civil Engineering, May 1990</i>
<b>REGISTRATION</b>	Texas Registered Professional Engineer No. 80442
<b>EXPERIENCE</b>	
1995 - Present	<i>AMC Design Group, Inc. - Austin, Texas</i> Principal Engineer Completed civil engineering design for construction projects totaling over \$300 million within the past decade. Projects range from commercial, industrial, hotels, subdivisions, multi-family and religious buildings to site planning for large industrial clients. Project emphasis is placed on environmental quality reflecting the sensitivity of the region, drainage, utilities and site optimization with respect to cost, construction and building safety and developing concise specifications detailing how each project should be completed. Extensive experience in negotiation and interaction with municipalities, private and public utilities and other governmental entities.
7/93 - 3/95	<i>McCLELLAND CONSULTING ENGINEERS, INC. - Little Rock, Arkansas</i> Project Engineer Performed construction management, structural and civil design for several municipal projects throughout central Arkansas including a wastewater treatment plant and collection system expansion, a water treatment plant expansion, site development, and several hydraulic studies for rural water systems. Completed design of a large wholesale water delivery system including the detailed hydraulic analysis of a 58 mile, 24-inch water transmission line. Areas of emphasis include structural concrete and steel design, foundation design, hydraulic design for pressure, gravity, and open channel systems, site development, pavement design, specifications, and project management.
6/90 - 6/93	<i>INTERNATIONAL PAPER- Corporate Engineering, Mobile, Alabama</i> Design Engineer Provided on site project management and design as the Resident Engineer for a large solid waste closure permitted by the State of Louisiana. Management activities included oversight of two consultants and two contractors, project costs, project scheduling, QAQC and safety. Engineering included site development and drainage, monitoring compliance with the approved closure plan, and writing the final closure report to the State of Louisiana.  Provided civil/structural design for several large plant upgrades and other projects. Jobs averaged 1500 man-hours and included structural steel design, foundations including both shallow and deep foundations for tanks and buildings, concrete design, and engineering for several hydraulic systems and structures. Emphasis was placed on cost estimating, constructability, safety of designs, and staying within approved budgets.
<b>PUBLICATIONS</b>	Authored "The Benefits of Construction Management", a seven part series published in <i>Builder Architect Magazine</i> from November 2001 through January 2003.
<b>MEMBERSHIPS</b>	Member of the American Society of Civil Engineers Member of the Lake Travis I.S.D. Bond Advisory & Review Committee, 2011
<b>AWARDS</b>	Jefferson Award for Public Service, 2014 presented by the Jefferson Awards Foundation for support and fundraising excellence for the Arthritis Foundation.



# Caritas of Austin

Ending Homelessness Together.



2020 Annual Report



## 2020 Board of Directors

Troy West, *Board Chair*  
Melissa Ayala  
Emily Blair  
John Brindley  
Monica Crowley  
Erik Dithmer  
Lori Freedman  
Larry Graham  
Monica Guzmán  
Felicia Mason-Edwards  
Tracy Snodgrass  
Ramesh Swaminathan, P.E.  
John Trube  
Anselmo Unite  
Raquel Valdez Sanchez

Mike Haggerty, *Emeritus*



### A LOOK AT 2021 – ESPERO AUSTIN

Permanent Supportive Housing is a proven method for ending homelessness for our neighbors, helping them to build a stable foundation and well-being. While Caritas of Austin has provided this program for many years with leasing relationships, we are now embarking on a new chapter to build our own housing with Espero Austin at Rutland.

A large, stylized house icon composed of thick, dark teal lines, centered in the background of the slide. It features a simple roofline and a chimney on the right side.

## OUR VALUES

Commitment · Equity · Respect · Innovation · Excellence

## OUR MISSION

To prevent and end homelessness for people in Greater Austin.

## OUR VISION

To make homelessness rare, brief, and nonrecurring in Central Texas.

When the coronavirus pandemic shut down the world in 2020, Caritas of Austin continued its work. The pandemic highlighted the importance of having a home. Safety became our watch word as many of our clients are at high risk of dying from COVID-19. Getting our neighbors into safe housing became more urgent than ever.

Despite the challenges, we continued to provide permanent housing. We remained committed to our clients as they built a stable foundation for the future. Caritas staff inspired me as they rose above the chaos with their tenacity, creativity and innovative spirit—finding new ways to support our clients and each other.

While being mindful of the crisis, we also stayed focused on a future where we can build well-being for more Austinites. We partnered with The Vecino Group, a mission-focused housing developer, and began planning development of Caritas' first residential community. Our resolve paid off and this summer we will break ground on Espero Austin at Rutland, a supportive housing development that will house 171 people.

*Because of you, our work continued without interruption. Together, we are ending homelessness in Austin.*

A handwritten signature in black ink, appearing to read 'Jo Kathryn Quinn'.

**Jo Kathryn Quinn, President and Chief Executive Officer**



**JO KATHRYN QUINN,**  
President and CEO



"Everything has just worked out so well and they have been there for me. They (Caritas) want to help the people that really want to be helped."

—Lisa





# 653

people received housing  
services in Fiscal Year 2020





"I can't explain just what a difference they've made in my life. They got me off the street. I'll always be eternally grateful to Caritas. Just (for) making me feel like I'm a valued person again."

—Regina

## HOUSING

### 2020 Program Highlights

**97%** Of individuals in our Permanent Supportive Housing program remained stable in housing

**94%** Of families and individuals in our Rapid Rehousing programs do not return to homelessness



**179**

People were moved into housing



**115**

Veterans and their families



**55**

Youth clients



"She's (case manager) been by my side for every step. She asks good questions, and we work on the answers together."

—Phillip

## EDUCATION & EMPLOYMENT

### 2020 Program Highlights



**82**

New job placements



**\$12.68**

Average starting wage



**57** People received  
job-specific training  
and certification



**40** Individuals participated in  
**71** education classes\*

*\*In person education classes were suspended  
in March 2020 due to the pandemic.*

1,010

Volunteers provided

11,111

Hours of service





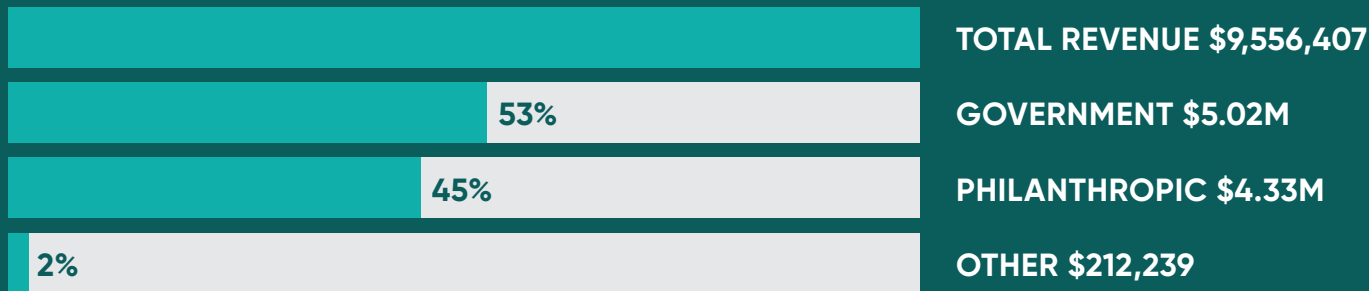
## FOOD SERVICES 2020 Program Highlights



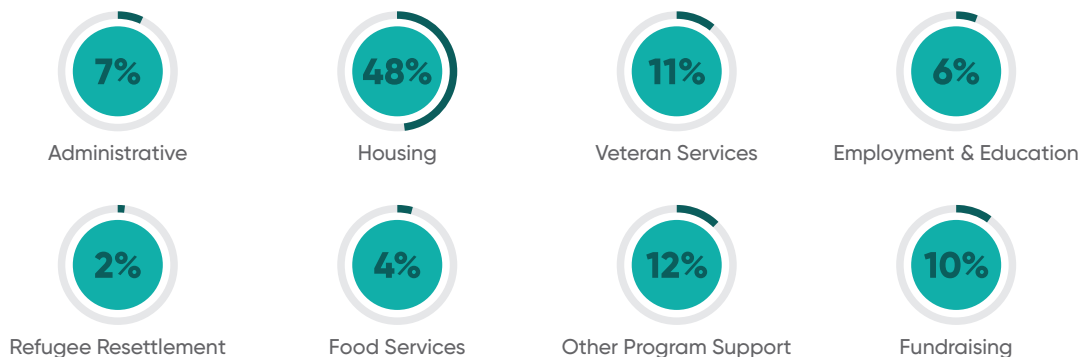
**20,986** Meals provided from  
Pantry groceries (two locations)

**40,968** Lunches served with an  
average of **163** people served daily

## 2020 REVENUE by Source



## 2020 EXPENSES by Program



All numbers are based on unaudited financials from fiscal year 2020 (October 1, 2019 through September 30, 2020). The full audited financial report be available on our website when complete at [CaritasOfAustin.org](https://www.caritasofaustin.org).

## BEST SINGLE SOURCE PLUS

### 2020 Program Highlights



**3,047** People served  
by Best Single Source Plus

**Caritas of Austin** is the fiscal agent for and leads Best Single Source Plus, a collaborative of 12 organizations focused on homelessness prevention and rapid re-housing. The program's goal is to make housing services easily accessible, efficient and effective, and by eliminating duplicated services and barriers to people receiving support.

## BSS PLUS FINANCIALS

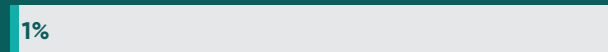
### 2020 Revenue by Source



Total \$4.63M



Government \$4.56M



Philanthropic \$65,000

### 2020 Expenses by Program



Personnel



Operating




Client Services



## **BEST SINGLE SOURCE PLUS PARTNER AGENCIES**

Any Baby Can | Caritas of Austin | Catholic Charities of Central Texas | Family Eldercare  
Foundation for the Homeless | Front Steps | Goodwill of Central Texas | LifeWorks  
Meals on Wheels Central Texas | SAFE | The Salvation Army Austin | Vivent Health





# TOGETHER, WITH YOU, WE CAN END HOMELESSNESS.

We invite you to stand beside us as we expand  
our capacity to house and serve more people.



Caritas  
of Austin

Ending Homelessness Together.

611 Neches St.  
Austin, Texas 78701

[CaritasOfAustin.org](https://CaritasOfAustin.org)

**SHACKELFORD, BOWEN, McKINLEY & NORTON, LLP**  
**Attorneys & Counselors**



**John C. Shackelford**

9201 N. Central Expressway  
Fourth Floor  
Dallas, Texas 75231  
Phone: (214) 780-1414  
Fax: (214) 780-1401  
Email: [jshack@shackelford.law](mailto:jshack@shackelford.law)

John Shackelford is Managing Partner of the firm Shackelford, Bowen, McKinley & Norton, LLP, located in Dallas, Texas, Austin, Texas, Fort Worth, Texas, Houston, Texas, Baton Rouge, Louisiana and Nashville, Tennessee.

Mr. Shackelford has nearly 40 years of experience in all aspects of real estate ownership, leasing, financing and development of various real estate properties, including multifamily, retail, office, golf properties and raw land. His primary focus is representing affordable housing clients in the acquisition, development, financing and regulatory processes of affordable housing projects. He has represented affordable housing clients for nearly 40 years.

Mr. Shackelford has completed affordable housing equity and financing transactions involving over 1 billion dollars. He has negotiated acquisitions of land, ground leases with non-profits and governmental entities, interim and permanent financing documents, bond financing documents, mixed-financing approvals from HUD and such other subsidies provided by HUD, letter of credit and other credit enhancement documents with GSEs, zoning matters and PILOT payment agreements. He also represents affordable housing clients having issues with the Texas Department of Housing and Community Affairs.

Mr. Shackelford's affordable housing clients include (past and present): Pedcor Companies, State Street Housing Development, Integrated Housing Development, Palladium International, Inc., Dominion Housing Services, Inc., Corpus Christi Housing Authority, Port Isabel Housing Authority, Ft. Worth Housing Finance Corporation, Hamilton Properties Corporation, Dalcro Affordable Housing, Colliers Mortgage Company, Finlay Interests, Inc., Odyssey Residential Housing, L.P., Buckner Retirement Village, Affordable Housing Consultants, Inc., Glenn Lynch Companies, Inc., Sphinx Development Corporation, Suburban Residential Housing, Inc., Guardian Mortgage Company, NHP Foundation, Union Gospel Mission Church, GD 2.0 Holdings, LLC, Catalyst Development, LLC, Clarke Development, Caritas of Austin, Belmont

Development, Magellan Housing, Generation Housing, LLC, Salem Clark Housing, LLC, Saigebrook Development, Gardner Capital Affordable Development and Liberty 42.

Another focus of Mr. Shackelford's is representation of financial institutions. He has nearly 40 years of experience representing financial institutions in all types of loan documentation, including real estate properties and asset based financing, general counsel issues, Article 3 and Article 4 of the U.C.C. issues, acquisitions of banks and regulatory issues.

His law firm's current financial institution clients include Inwood National Bank, Wells Fargo Bank, Texas Brand Bank, Dallas Capital Bank, Cadence Bank, Bank of Oklahoma, City National Bank, Pegasus Bank, Providence Bank, Liberty Federal Savings Bank and Third Coast Bank.

Mr. Shackelford further represents several automobile dealerships in Texas, Oklahoma, Louisiana, Mississippi, Florida, Alabama, Oregon, California, New Mexico and Arkansas.

#### **Education**

J.D., Southern Methodist University, 1983

B.A., University of South Florida, 1979

#### **Memberships**

State Bar of Texas

The Florida Bar

State Bar of Georgia

The Tennessee Bar

American Bar Association

Dallas Bar Association

Texas Association of Bank Counsel

National Association of Dealership Counsel

#### **Court Admissions**

U.S. District Court, Northern District of Texas

#### **Boards**

Texas Brand Bank

Operation Relief Center, Inc.

#### **Other Associations**

Bible Study Fellowship Children's Leader

Country Music Association Member

Nashville Leadership Music Class '13

## QUALIFICATIONS

Apartment MarketData originated in 1992, out of a need identified after many years of property manager experience. That need was to have a central source for historical and current information on apartments within the state. Why track this information so closely you may ask.....because the past can often foretell future performance. This was the point that I created the MarketData database.

The MarketData database comprehensively tracks market rates and occupancy data on over 1,000,000 apartment units, and is growing daily. Once we gather the information on each property, we are able to sort and analyze properties across the sub-market. These facts represent such a large slice of the apartment industry that they indicate trends throughout the U.S..

With the insights brought by experience, and the power of technology, we then found that we were now viewed as “experts” in the industry. Developers, lenders, property managers and many others were relying upon this information to make strategic business decisions. This was when our business shifted from merely supplying information to interpreting the information – the **“Feasibility Study”**.

In the past three years, we have completed over 375 feasibility studies for successful projects in various cities across the nation. Multi-family lenders nationwide, and more particularly the regional offices of the U.S. Department Of Housing And Urban Development (FHA insured mortgages) and various State Departments of Housing (tax credit enhanced projects), know our market studies. Governmental agencies and lenders are comfortable in financing projects analyzed by our group. The accuracy, completeness and detail of our studies give them confidence that the project will be financially sound.

Monthly, we gather and update information on over 9,000 properties / 255 cities for rents, occupancy, amenities, discounts, concessions, lease terms, etc., as well as job growth, new construction, and other demographics. From this, we became a major source of data for the Texas Legislature and other state and federal agencies. We also publish the Texas Apartment Association’s monthly market survey of the 26 apartment associations in Texas.

Besides the database and our in-depth demand assessment techniques, our strength is our staff's experience. With experience brought from companies like Balcors, Security Capital Group, Lincoln Property Company, Western National, and Equity Residential Properties, our staff has over 100 years of industry experience. These years developing, lending, and managing apartments allows our staff provide insight and analysis to the apartment market and the competition. We know how to address the complexities of developing. So much so, that our strategic insights in new project development have resulted in significant changes in how developers and lenders build projects.



DARRELL G. JACK

20540 Hwy 46 West  
Suite 115 – PMB 416  
Spring Branch, Texas 78070  
Telephone (210) 530-0040  
Fax (210) 340-5830

### EMPLOYMENT HISTORY

Engaged in the real estate industry since 1987.

**1999 to Present** - President, Apartment MarketData, LLC

**1989 to 1999** - District Manager for both private and institutional owners, including Lincoln Property Company, Western National Property Management, Jupiter Realty, Republic Realty Services, and Equity Residential Property Trust.

### EDUCATIONAL ACTIVITIES

Institute of Real Estate Management

Course 302 - Leasing & Management of Office Buildings

Course 400 - Managing Real Estate as an Investment

Course 500 - Problem Solving & Decision Making for Managers

Bachelor of Business Degree, University of Texas at San Antonio, with a major in Finance, concentration in Real Estate.

Have completed various course work in Real Estate Finance, Appraisal, Urban Land Development, Property Management, and Texas Real Estate Principles.

### EXPERIENCE

Twenty-three years of progressive real estate industry experience of varying property types; including market and financial analysis, as well as other property management functions.

A partial list of clients for whom market studies have been performed is as follows:

Bank of America	Bank One
Wells Fargo	Red Capital
Arbor Commercial Mortgage	Boston Capital
Centennial Mortgage	Centerline Mortgage
D. Ansley Company	Davis-Penn Mortgage
Deutsche Bank Berkshire Mortgage	Evanston Financial
Grandbridge Real Estate Capital	Key Bank
Love Funding	Metropolitan Funding
PNC Bank	Prudential Huntton Paige
Rockport Mortgage	

Texas Department of Housing and Community Affairs  
Various private investment groups

Property management functions have included the following:

- ◆ Supervision of HUD, as well as privately and institutionally held portfolios
- ◆ Operational activities:
  - Delegation of responsibilities to management staff
  - Formulation of management and marketing plans to achieve anticipated outcomes and yields
  - Negotiate and supervise activities between investors, management and contractors
  - Selection and training of on-site employees
- ◆ Other activities:
  - Asset Management Functions
    - Establishment and monitoring of regional objectives
    - Supervision of construction and rehabilitation activities
  - Evaluation of new acquisition opportunities
    - Financial review
    - Due diligence
    - Operational policies and procedures

## The Rhett

### TAB 3 - FINANCIAL INFORMATION



## ATTACHMENT 3 – FINANCIAL INFORMATION

### 3a IRS Certification

The Developer is a for-profit entity. Its partner, Caritas of Austin is a 501 (c)3 nonprofit organization. The IRS Letter for Caritas is available, if required.

### 3b Certified Financial Audit

This is NA for this proposal.

### 3c Board Resolution

This item is NA for this proposal.

### 3d Financial Statements

A Balance Sheet and Income Statement for Zydeco Development, the parent company for the Developer of Record are provided under separate cover.

### 3e Funding Commitment Letters

A letter from Bellwether Enterprise for loans and a letter from Berkadia AHP for equity are enclosed.





November 2, 2021

Mr. Eric Marcella  
Zydeco Development  
901 Rio Grande Street #200  
Austin, Texas 78701

**Subject:       The Rhett (215 Multifamily Apartment Units)  
                  1000 E Yager Lane  
                  Austin, Travis County, Texas**

Dear Mr. Marcella:

Bellwether Enterprise Real Estate Capital (the “Lender”) has reviewed the information provided for The Rhett (the “Development”) and is delivering this Commitment for the Construction and Permanent Financing of the referenced Development (“Commitment”) in connection with a to be determined, asset specific affiliate of the Zydeco Development (the “Applicant”) application for an allocation of four percent (4%) Low-Income Housing Tax Credits with the Texas Department of Housing and Community Affairs (“TDHCA”).

1. The Lender has issued this Commitment to Applicant for the permanent financing of the Development, which shall consist of the new construction of 215 multifamily apartment units located of one site consisting of approximately 5.0 acres located in Austin, Texas. The Lender shall originate one (1) loan in an amount not to exceed \$29,300,000 (the “Loan Amount”) that shall consist of a single tranche supported by the Development’s net operating income.
2. The payment of principal and interest on the Loan Amount shall be secured by a Mortgage Note evidencing a mortgage loan insured by the Federal Housing Administration (“FHA”) under Section 221(d)(4) of the National Housing Act of 1934, as amended (the “Loan”).
3. The anticipated security interest of the Lender shall be fee simple and a first position.
4. This Commitment does not contain any conditions which are not customary and reasonable for loans of this nature and amount, and which are not reasonably expected by the Lender to be met at the time of loan funding.

5. During the construction period the Loan shall bear interest only. Following construction completion (i.e. Final Endorsement) the Loan will have a self-amortizing term of 40 years, at a fixed interest rate of 3.05% (based on a 10-yr UST of 1.55% as of November 2, 2021).
6. The Loan will have a 1-year lockout with a declining penalty through year 10 (i.e. 8% in year 3, declining 1% each year to 1% in year 10). HUD does not permit a lockout longer than 2 years.
7. The total financing fees associated with Loan (i.e. origination costs) are outlined below:

HUD/FHA MIP	0.50%	\$146,500
HUD/FHA Exam. Fee	0.30%	\$87,900
HUD/FHA Insp. Fee	0.50%	\$146,500
Financing Fee	0.90%	\$263,700
Permanent Placement Fee*	0.20%	\$58,600

*\*Includes Lender's Counsel Fees*

*In addition to the above-referenced costs, the Applicant shall be responsible for all third-party costs, including the cost of appraisals, environmental reports and credit reports.*

8. The Disbursement Conditions for the Loan follow: The initial draw on the Loan will occur at closing upon the initial endorsement of the Mortgage Note. Following closing the Applicant will make monthly draw requests to the Lender for reimbursement of mortgageable cost (repairs/rehabilitation costs); with all funds anticipated to be drawn over a 22-month period.
9. The Lender has reviewed the Development's operating budget and confirmed an acceptable debt service coverage ratio of 1.18x for the initial stabilized operating period, which meets our underwriting requirements of 1.15x. The Lender has also confirmed that the Development, based on projections provided by the Applicant, will maintain a debt service coverage ratio greater than 1:15 in year's one through fifteen.
10. The Loan will be conditioned on the following:
  - a. Receipt of an allocation of 4% LIHTCs (i.e. 42(m) Letter) from TDHCA, along with the requisite amount of tax-exempt multifamily housing revenue bonds necessary to meet the 50% Test issued through the Capital Area Housing Finance Corporation;
  - b. Acquisition of the Development site;

- c. Receipt and approval of complete drawings and specifications on the anticipated construction of the Development;
- d. Receipt and approval of firm cost estimates prior to closing;
- e. Receipt and approval of a HUD conforming appraisal of the Development;
- f. Review and approval of all relevant environmental reports;
- g. No material adverse changes to the financial condition of the Applicant, Key Principals or the projected economics of the Development; and

Sincerely,



Jon Killough  
Executive Vice President

Berkshire Hathaway Group  
of Companies

**AFFORDABLE HOUSING PARTNERS, INC.**

Suite 1270  
10250 Constellation Boulevard  
Los Angeles, CA 90067  
[rjohnston@berkahp.com](mailto:rjohnston@berkahp.com)  
(972) 342-6621

November 5, 2021

Mr. Eric Marcella  
Zydeco Development  
901 Rio Grande, Suite 200  
Austin, Texas 78701

Re: Purchase Low Income Housing Tax Credits  
215 Units  
The Rhett  
Austin, Texas 78753

Dear Mr. Marcella:

Thank you for providing Affordable Housing Partners, Inc. ("AHP") with the opportunity to work with The Rhett LP (the "Partnership") in the overall development of The Rhett. As you are aware AHP, which is a member of the Berkshire Hathaway group of companies, and as such does not rely upon the terms, availability and/or return requirements of an unaffiliated third-party upper tier investor.

The purpose of this letter is to set forth certain business terms to be included in a partnership agreement by and between AHP or its affiliate (the "Investment Partnership") and The Rhett GP, LLC (the "General Partner") and The Rhett SLP LLC (the "Special Limited Partner").

The Investment Partnership would be admitted to the Partnership as a substitute limited partner and the limited partners of the Partnership would withdraw, all as specified in an amended partnership agreement for the Partnership (the "Amended Partnership Agreement").

The Partnership would be formed to develop, construct, own, maintain and operate a 215-unit multifamily apartment complex intended for rental to residents of low income, to be known as The Rhett, and to be located at 1000 East Yager Lane in Austin, Texas (the "Apartment Complex").

Pursuant to the Amended Partnership Agreement, the Investment Partnership would contribute to the capital of the Partnership the sum of \$15,937,973 which equates to \$0.91 per LIHTC estimated in paragraph 3.3 below, in the manner set forth in paragraph 1 of this letter and would acquire a 99.99% limited partnership interest (referred to hereinafter as the "Acquired Interest") in the Partnership. The General Partner shall remain as the General Partner of the Partnership.

1. Capital Contribution. The Investment Partnership would contribute to the capital of the Partnership the sum of \$15,937,973 (the "Capital Contribution") for the Acquired Interest as follows:



1.1 First Capital Contribution \$2,390,696 concurrently with closing ("Closing") of the Amended Partnership Agreement and may be funded pari passu with the anticipated construction financing.

1.2 Second Capital Contribution \$3,984,493 upon (a) substantial completion of the Apartment Complex, (b) issuance of final certificates of occupancy, and (c) such other terms as set forth in the Amended Partnership Agreements.

1.3 Third Capital Contribution \$3,984,493 upon (a) the achievement of initial occupancy of all LIHTC units, (b) receipt of an audited cost certification of eligible basis, (c) commencement of amortization of the permanent loan, and (d) such other terms as set forth in the Amended Partnership Agreements.

1.4 Fourth Capital Contribution \$5,578,291 upon (a) (b) receipt of Form(s) 8609 for the entire Apartment Complex, and (d) such other terms as set forth in the Amended Partnership Agreements.

2. Representations and Warranties. The Amended Partnership Agreement, and related documents would contain the customary representations and warranties required by the Investment Partnership, which would survive the Closing, including warranties of title, absence of defaults, litigation, liens and undisclosed liabilities, existence of insurance, full compliance with applicable laws including state and federal securities laws, regulatory agreements, environmental regulations and requirements, defect-free construction of the Apartment Complex, authority of the General Partner, financial statements of the General Partner, full disclosure to the Investment Partnership, and the receipt of a credit allocation from the appropriate governmental agency.

3. Additional Terms. The Amended Partnership Agreement would also include the provisions substantially like the following:

3.1 Operations. The General Partner shall cause the Partnership to operate the Apartment Complex in the ordinary course of business and in such a manner that the Apartment Complex shall be eligible to receive low-income housing tax credits pursuant to Internal Revenue Code Section 42 ("Tax Credits") as provided herein and remain in compliance, pursuant to applicable rules.

3.2 Transaction Expenses. The General Partner shall be responsible for the following expenses of this transaction:

a. title insurance policies or endorsements to the existing title insurance policies updating the insurance coverage and, if necessary, increasing the amount of same to the full amount of the appraised value for the Apartment Complex; and

b. legal fees and expenses of the General Partner and the Partnership, including any fees and expenses incurred in connection with obtaining any governmental agency approval and the credit allocation.

3.3 Credit Allocation. Prior to the Closing, the General Partner shall obtain evidence that the Partnership will receive Tax Credits in the amount of at least \$1,751,776 based on the assumption that 100% of the available units are Low-Income and that 100% of the prospective tenants will comply with the tests promulgated under Code Section 42(g). If the

actual amount of Tax Credits available to the Investment Partnership is reduced, the Capital Contributions of the Investment Partnership will be reduced.

3.4 Opinion of Counsel. The General Partner shall deliver at the Closing an opinion of counsel concerning customary tax, partnership, real property and compliance matters in the form requested by the Investment Partnership, including, but not limited to, the availability of the Tax Credits.

3.5 Management. The property manager shall certify annually that the Apartment Complex and its tenants are in compliance with all Tax Credit regulations and requirements. If the property manager is an affiliate of the General Partner, the property manager will accrue the management fee to the extent necessary at any time to prevent a default under the construction loan and/or mortgage loan.

3.6 Title Insurance. At the Closing, the General Partner shall deliver to the Investment Partnership a fee title insurance policy, obtained at the General Partner's expense, insuring the Partnership's ownership of the amount of the replacement cost of the Apartment Complex (which amount shall not be less than the aggregate of the principal amount of the Mortgage Loan and the Capital Contributions of the General Partner and the Investment Partnership), subject only to permitted encumbrances and such other matters consented to in writing by the Investment Partnership.

4. Certain Obligations of the General Partner. The General Partner and its principals will provide the Investment Partner customary guarantees set forth in AHP's standard form partnership agreement.

5. Asset Management Fee. The Partnership would pay, as an operational expense of the Partnership, an asset management fee of \$7,500 to AHP Affordable Housing Partners, Inc. (or to such other entity as the Investment Partnership shall designate), for an annual review of the operations of the Partnership and the Apartment Complex. Such fee would accrue beginning with the commencement of leasing or marketing activity for the Apartment Complex.

6. Permanent Financing. The Investment Partnership has assumed that the Apartment Complex will be financed with a first lien mortgage loan with the following terms: (i) principal amount \$29,300,000, but in no event shall the amount of the Mortgage Loan result in aggregate debt service coverage ratio being less than one hundred fifteen percent (115%), as determined by the Investment Partnership in its good faith discretion; (ii) the rate of interest shall be a fixed market interest rate for comparable loans; (iii) the Mortgage Loan shall be nonrecourse to the Partnership and the General Partner; (iv) the Mortgage Loan shall amortize on a 40-year payment schedule; (v) the maturity date of the Mortgage Loan will be not less than fifteen (15) years from the date of closing of the Mortgage Loan; and (vi) the Mortgage Loan documents shall contain such other terms as may be consented to by the Investment Partnership.

7. Insurance. The General Partner would cause the Partnership to obtain (i) Commercial General Liability insurance, (b) automobile liability insurance, (c) worker's compensation insurance meeting statutory limits, (d) Builder's Risk insurance, (e) property damage insurance and (f) such other insurance and terms as AHP require as set forth in AHP's standard form partnership agreement.

8. Replacement Reserves. Annual amount of \$300 per unit per year to be increased

annually by three percent (3%) from revenues of the Apartment Complex.

9. Investment Partners Due Diligence and Legal Fees. AHP will charge a fee to cover its due diligence costs as well as Partnership legal expenses of \$75,000, which will be payable at initial Partnership closing.

10. Developer Fee Funding Schedule. AHP contemplates the funding of the anticipated capitalized developers fee of \$5,710,000 in the following percentages:

- a. First Capital Contribution: 15%
- b. Second Capital Contribution: 25%
- c. Third Capital Contribution: 25%
- d. Fourth Capital Contribution: 35%

11. Conditions to Execution of Amended Partnership Agreement. The Investment Partnership's obligation to execute the Amended Partnership Agreement will be conditioned upon completion of its normal due diligence review and, after such review is completed, the approval of the Investment Partnership's investment committee, in its sole and absolute discretion. In connection with its due diligence, the General Partner agrees to provide the Investment Partnership and its representatives full access to the Apartment Complex and its records.

[Remainder of Page Intentionally Left Blank]

The Rhett  
11/5/21  
Page 5 of 5

Please indicate your agreement and acceptance of the foregoing by signing the enclosed copy of this letter and returning it to the undersigned.

Sincerely,

AFFORDABLE HOUSING PARTNERS, INC.  
a Delaware Corporation

By: 

Jeff Shetterly, Vice President  
cc: Robert Johnston, Senior Vice President



# The Rhett

## TAB 4 - PROJECT INFORMATION



## ATTACHMENT 4 - DEVELOPMENT PROPOSAL

### Development Description

The Rhett is a proposed 215-unit development for families to be located on 5 acres at approximately 1000 East Yager Lane. The development is in Council District 7 and will contain 1-, 2- and 3-bedroom units in three buildings. In addition to residential units, The Rhett will have a full complement of indoor and outdoor amenities including a swimming pool, playground, space for community gatherings and outdoor games, enclosed dog park, community garden, bicycle parking, and a covered patio and BBQ area. The tenants will also be able to enjoy high speed Wi-Fi as well as a business center complete with provided computers and printing station, community laundry room, a furnished fitness center, package lockers, a 24-hour security system, and access to recycling.

The design concept includes surface parking with five floors of wood-frame construction accessible via stairwells and elevators. The complex will house management offices, supportive services offices and community amenities. The units will be a mix of one, two, and three bedroom floorplans. The bedroom mix is proposed as follows:

	1 bedroom/1 bath	2 bedroom/2 bath	3 bedroom/2 bath
Number of Units	65	94	56
Square Footage	640	873	1168
Current Max Rent (before utility allowance)	\$928	\$1336	\$1543
AMFI Target	50%	60%	60%

The applicant is requesting \$2,500,000 in Rental Housing Development Assistance (RHDA) funds through the Neighborhood Housing and Community Development Department to fund a portion of construction costs. This equates to a per unit subsidy of \$11,628 for the development as a whole, or \$38,462 per unit for the units priced at 50% of AMFI.

The land for the project was acquired in December of 2020. The site plan was submitted for permit on July 16<sup>th</sup>, 2021. The site permitting/review is expected to last 12 months, and should be complete in July 2022, if not sooner. Architectural plan submissions and review will run concurrently with the site review. The construction period is expected to commence immediately after closing on the Partnership, roughly slated for mid to late 2022, and will have an 18 month duration. The project is expected to be completed by June 2024 and leased up by December 2024.

From a planning perspective, the site is located within a half mile of the Parmer corridor, as shown in Imagine Austin and very near the Dessau/Parmer neighborhood center. The site is located on Capital Metro's Route 392, and a bus stop is less than one quarter mile from the entrance to the site. The Census Bureau's *On The Map* program shows 5,393 jobs within 1 mile of the site and well known employers such as Dell, Samsung, Home Depot, 3M, the Texas Department of Motor Vehicles, and General Motors are nearby. The development site does not fall into a Neighborhood Plan Area and there is no FLUM associated with this area. The site is zoned LR-CO but will allow for the proposed development with the application of Affordability Unlocked. Despite commercial zoning, the site is appropriate for the proposed development under Imagine Austin which emphasizes locating housing near transit. The site backs up to Single Family Housing and is a "buffer" use between Single Family Housing and denser commercial development.

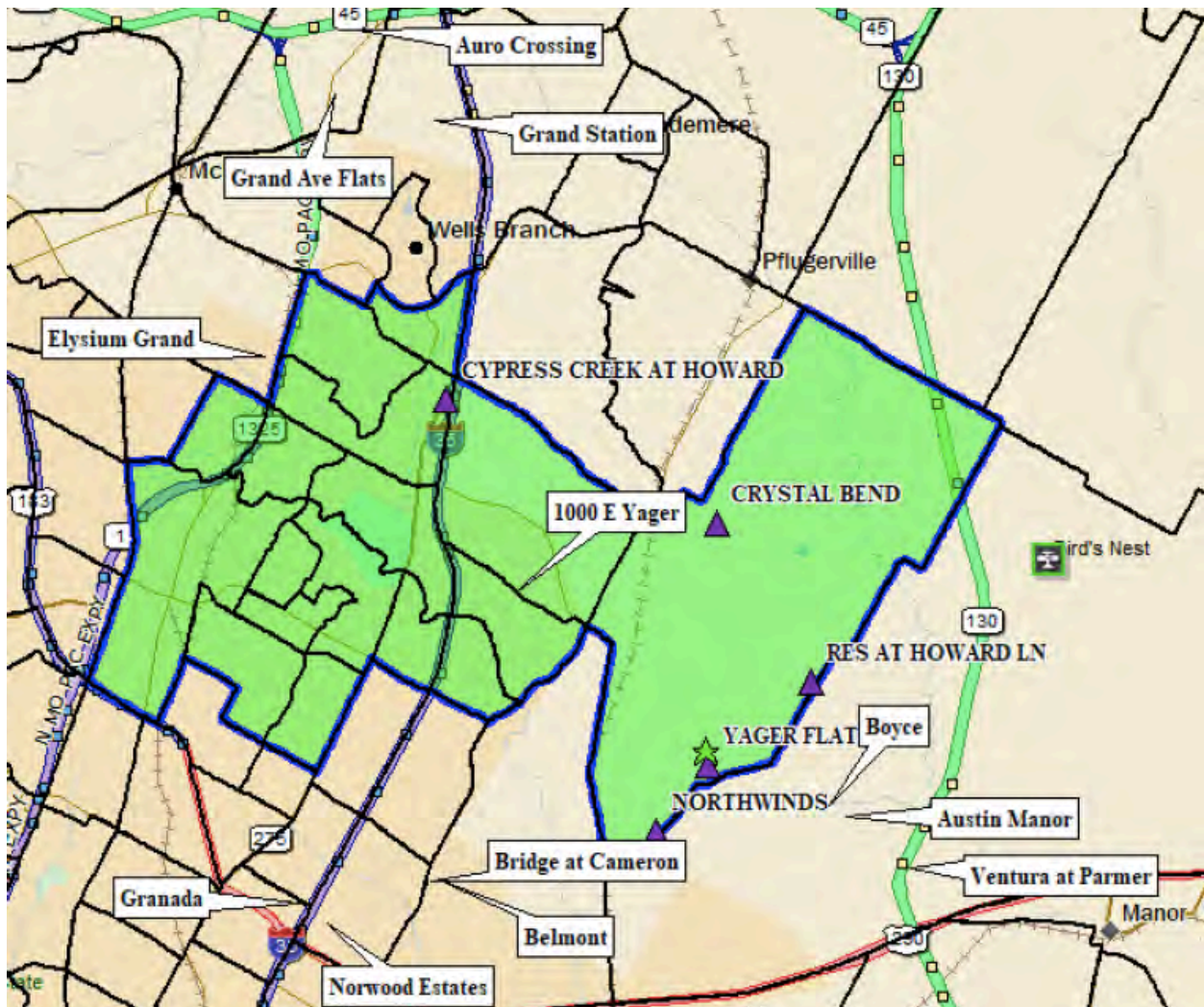
Total Development costs are just under \$47.4 Million. We propose to apply for a bond inducement from the Austin Housing Finance Corporation in the amount of \$29.3 Million. These funds will collateralize a construction loan in the same amount. Bellwether Enterprise will provide a forward commitment construction-to-perm loan in the amount of \$29.3 Million. Tax Credits will be sold to Berkadia in exchange for equity in the amount of \$15.9 Million.

We have not yet applied for a bond inducement. Patrick Russell at AHFC is aware of our intention to do so. A commitment letter from Bellwether Enterprise for the construction and permanent financing is attached. Berkadia has provided a letter of intent to purchase the tax credits and provide equity to the development. Letters from each are attached.

#### 4a Market Assessment

Austin's housing affordability crisis is well known. There is a dire shortage of rental housing for working families all over Austin. The Strategic Housing Blueprint called for 6,651 units in Council District 7 alone. The immediate area surrounding the site is growing, but there is still a verified need for more units. Apartment Market Data (AMD), the Market Analyst for the project projected a demand for 10,248 new units in the Primary Market Area (which is smaller than Council District 7), including 786 1 bedroom units at 50% AMFI, 1,012 2 bedroom units at 60% AMFI and 593 3 bedroom units at 60% AMFI. A map of the Primary Market Area, as defined by AMD is shown below.

### The Rhett - Primary Market Area



#### 4b Good Neighbor Policy

In seeking a rezoning of the site, the team has conducted extensive outreach with the surrounding area residents. Thrower Design has spearheaded much of this process. Initial outreach was by email to Kurt Walton of the Copperfield Neighborhood Association and Nicole Fousek, Property Manager (Beck & Co Real Estate) of the Coppertree Condominiums on August 11, 2021. Outreach was determined by the neighborhoods identified in the City's Property Profile Report. We chose to reach out to the Copperfield Neighborhood Association because their boundaries seemed to encompass the area most geographically appropriate regarding this development.

The first meeting was coordinated with Kurt Walton and held on August 23, 2021. A variety of issues arose at the meeting and a complete written response was provided to the Neighborhood Association. At the request of the Westview Canyon HOA, there was a second meeting on October 4, 2021. This meeting resulted in another list of concerns and a complete written response was provided to the HOA.



Many of the concerns raised by area residents are actively being addressed by the Developer in the site design and in street and sidewalk improvements. We will continue to work with area residents both before, during and after construction to address concerns, manage the impact of construction and to increase linkages between existing residents and the future tenants of The Rhett. For all community outreach the single point of contact is Eric Marcella.

#### 4c SMART Housing and Affordability Unlocked

The applicant has applied for SMART Housing. City staff are waiting on the Affordability Unlocked approval before approving the SMART application.

The applicant has applied for Affordability Unlocked and is under review. The AU team recently sent an email verifying that the development would be eligible for Type 2 Affordability Unlocked based on the fact that at least 50% of the units are multi-bedroom.

#### 4d Continuum of Care

Zydeco is not partnering with ECHO for this development but will partner with Caritas of Austin to provide 17 units of housing to persons who are experiencing homelessness. In addition to 17 units of housing, the site will contain an office for Caritas so that a case-manager may be on site to provide services directly to Caritas clients. A MOU for this partnership has been drafted and is under review by both parties. Caritas will also act as the 100% owner of the General Partner for the development and will receive a portion of cash flow and developer fee.

#### 4e Resident Services

In addition to specialized supportive services for Caritas clients, The Rhett will host a variety of services for tenants. Spearheaded by the management company, Asset Living, services will be designed for and will evolve based on tenant needs and preferences. Typical services provided by or coordinated Asset Living include social events for both adults and children, educational sessions on topics related to health (healthy cooking, exercise classes, health screenings) and financial literacy (tax assistance, budgeting, financial planning), motivational contests for kids, after school activities and homework monitoring, English as a Second Language, sporting events, and arts and crafts classes.

Case management and assistance specific to those participating in Caritas' services will be provided on site in a private office designed for this purpose. In addition, Caritas and the onsite manager hired by Asset Living will work together on a case-by-case basis to provide services to tenants who are not participating in the Caritas Program but that are more intensive than a typical 60% tenant would need. Examples might include temporary assistance with supplemental food, transportation vouchers, or extra supports for a school age child such as assistance with school supplies.

The Rhett

TAB 5 - PROPERTY INFORMATION

## ATTACHMENT 5 - PROPERTY

The 5-acre site is located at 1000 East Yager Lane in North Austin. Basic information on the site is as follows:

Travis CAD Property ID: 261314

Travis CAD Geo ID: 0254280517

Legal Description: LOT 1 BLK A COPPERFIELD SEC 3-A COMMERCIAL

### 5a Maps of the Property

The property is located in North Austin in Census Tract 18.39, and Council District 7. While not within one mile of a grocery store according to the City of Austin's "healthy food access" maps, the site is .99 miles from Mi Casa Market which does sell fresh fruits, vegetables and meats. Mi Casa Market is located at the corner of Dessau and Braker Lanes. Moreover, the HEB at 500 Canyon Ridge Road is only 1.3 miles away, a 5-minute car ride, 7 minutes by bike or a 20-minute bus ride on Capital Metro's route 392. The site is within the ½ mile buffer for Imagine Austin Corridors (the Parmer Corridor) and the area is considered High Opportunity, under the AHFC Opportunity map. The site is in Flood Zone X, which is outside of the 100-year Floodplain.

The following Maps are provided:

- Location Map
- Council District Map – site is located in District 7
- Census Tract Map – site is in Census Tract 18.39
- Opportunity Value Map – site is inside an opportunity area
- Gentrification Map – site is not gentrifying
- Imagine Austin & Mobility Corridors Map – site is within ½ mi of Imagine Austin Corridor
- Transit Map – site is within ¾ mi of a Bus Route
- Healthy Food Map
- ISD Attendance Area Map – site is in the Pflugerville school district and feeds to Copperfield Elementary
- FEMA Floodplain map – site is not in flood zone

### 5b Real Estate Appraisal

An affiliate of the applicant, Zydeco Development Corporation, purchased the site in March of 2021. The current value, as reflected in the Travis County Appraisal District records is \$871,200. A copy of the TCAD records is attached.

### 5c Site Control

A Warranty Deed reflecting Zydeco Development Corporation as the owner is attached.

#### 5d Zoning Verification Letter

The site is currently zoned LR-CO and is undergoing a re-zoning for a portion of the site to GR-MU in order to increase the height allowed on the site. If a re-zoning is not successful, the project can be developed without the re-zoning but will undergo a slight redesign for the height of one portion of the buildings. The project will use Affordability Unlocked to allow residential use at the site. A verification letter has been requested and will be provided once obtained. The

#### 5e Neighborhood Plan

The site is not in a Neighborhood Planning area. The site is closest to the Dessau/Parmer Neighborhood Center in the Imagine Austin Comprehensive Plan – see this page for the center map:

[https://www.austintexas.gov/sites/default/files/files/Imagine\\_Austin/IACP\\_2018.pdf](https://www.austintexas.gov/sites/default/files/files/Imagine_Austin/IACP_2018.pdf). A discussion of the proposed development's compatibility with the Imagine Austin Comprehensive Plan is provided in Section 4.

#### 5f Tenant Relocation Plan – N/A

There are no buildings or tenants on the site, it is vacant land.

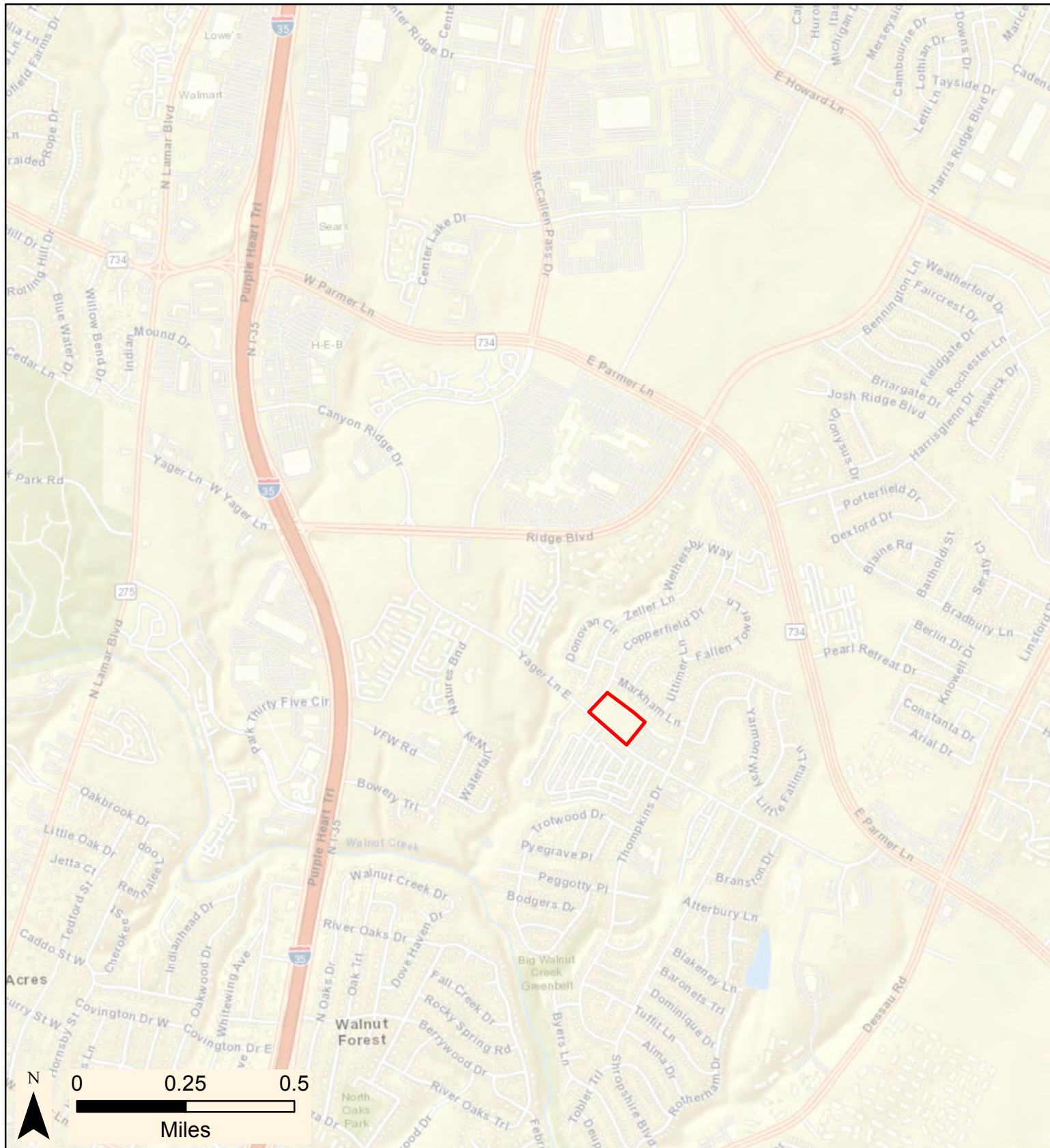
#### 5g Phase I Environmental Assessment

A Phase I ESA was conducted in May 2021. A copy has been submitted as a separate document. There were no RECs found.

#### 5h State Historic Preservation Officer Consultation – N/A

There are no buildings of any type on the site.





# Location Map

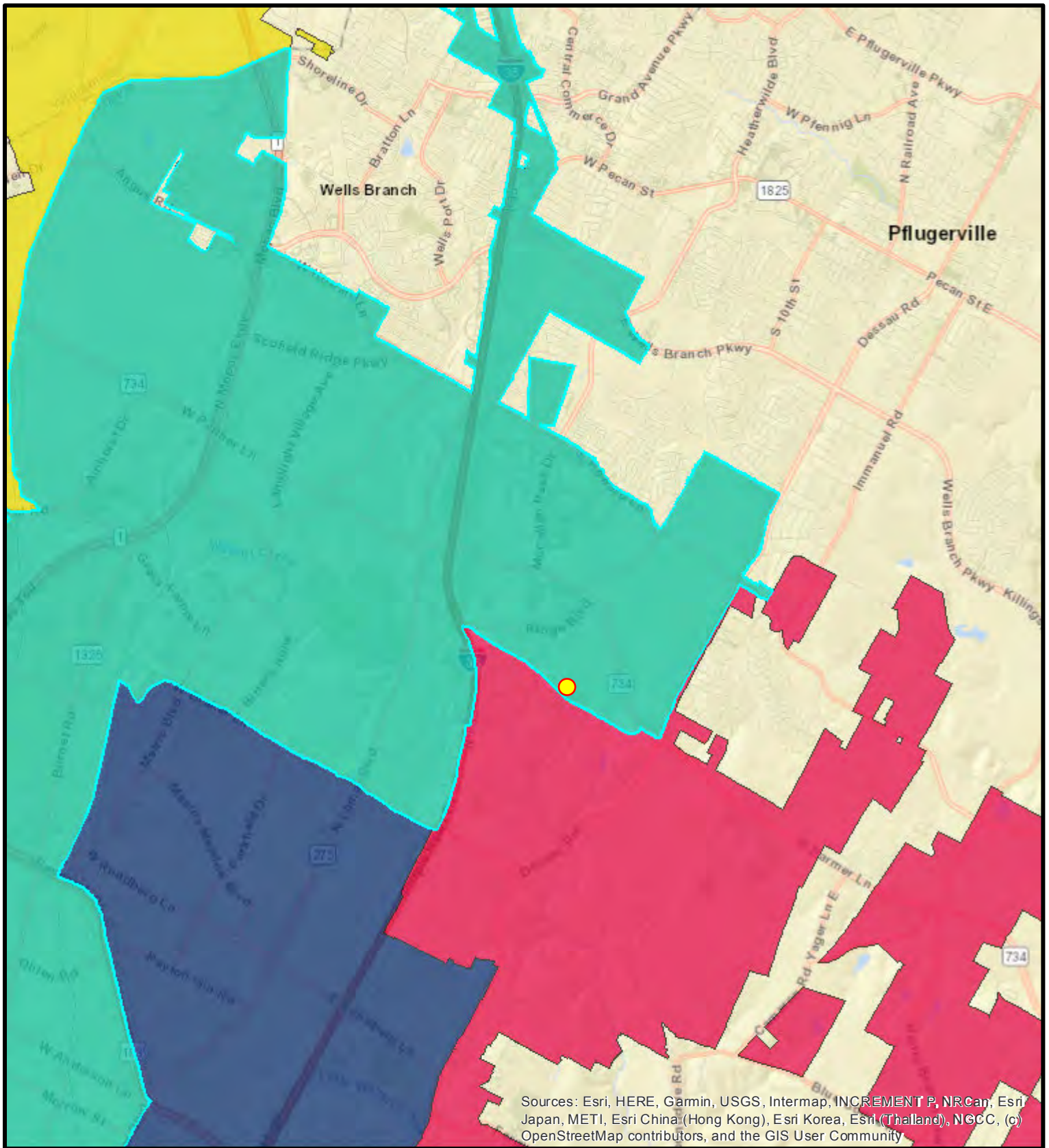


The Rhett

## The Rhett

1000 East Yager Lane  
Austin, Texas





City Council District 7

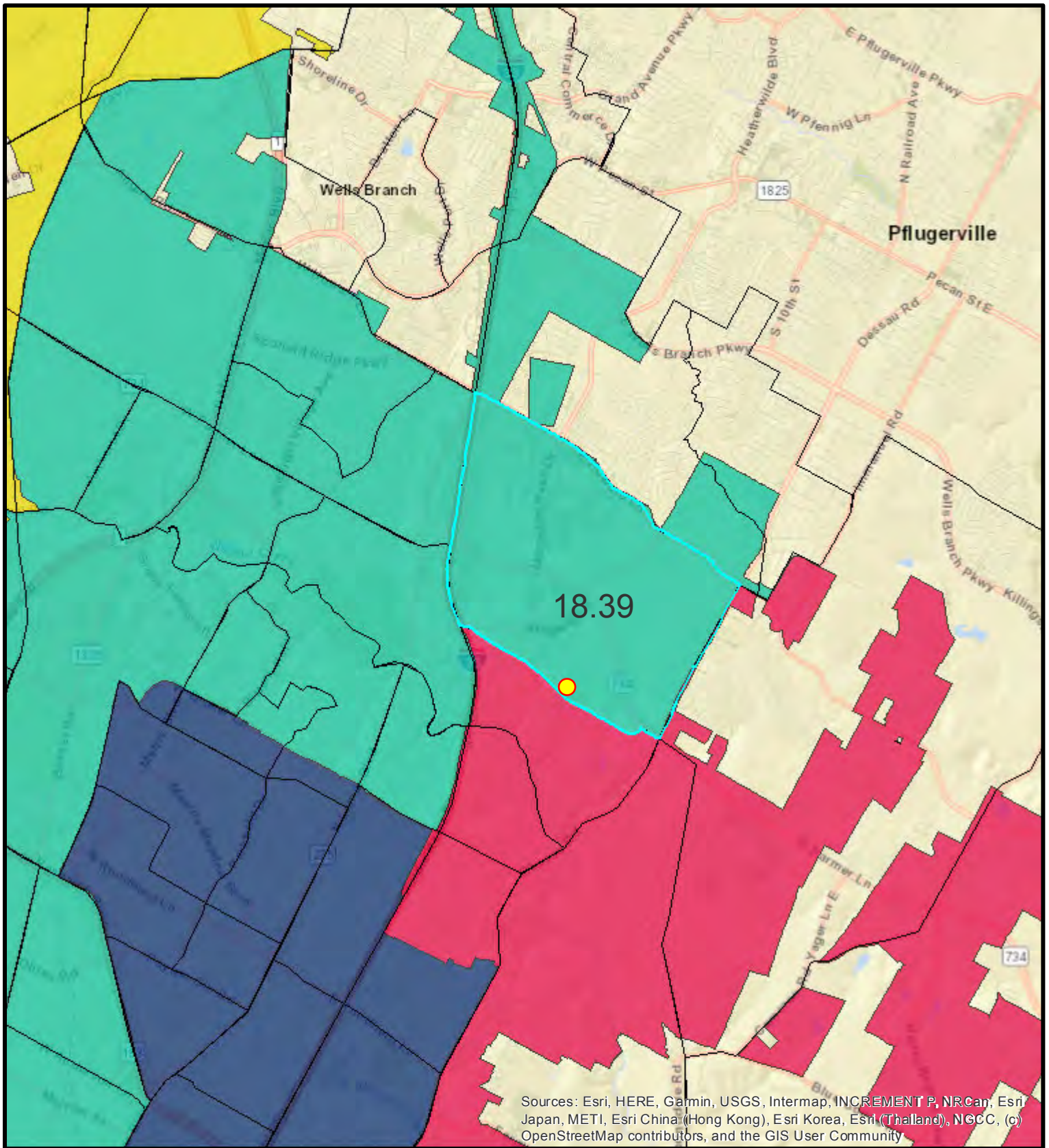
- District 1
- District 4
- District 7

ArcGIS Web AppBuilder  
10/29/2021

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







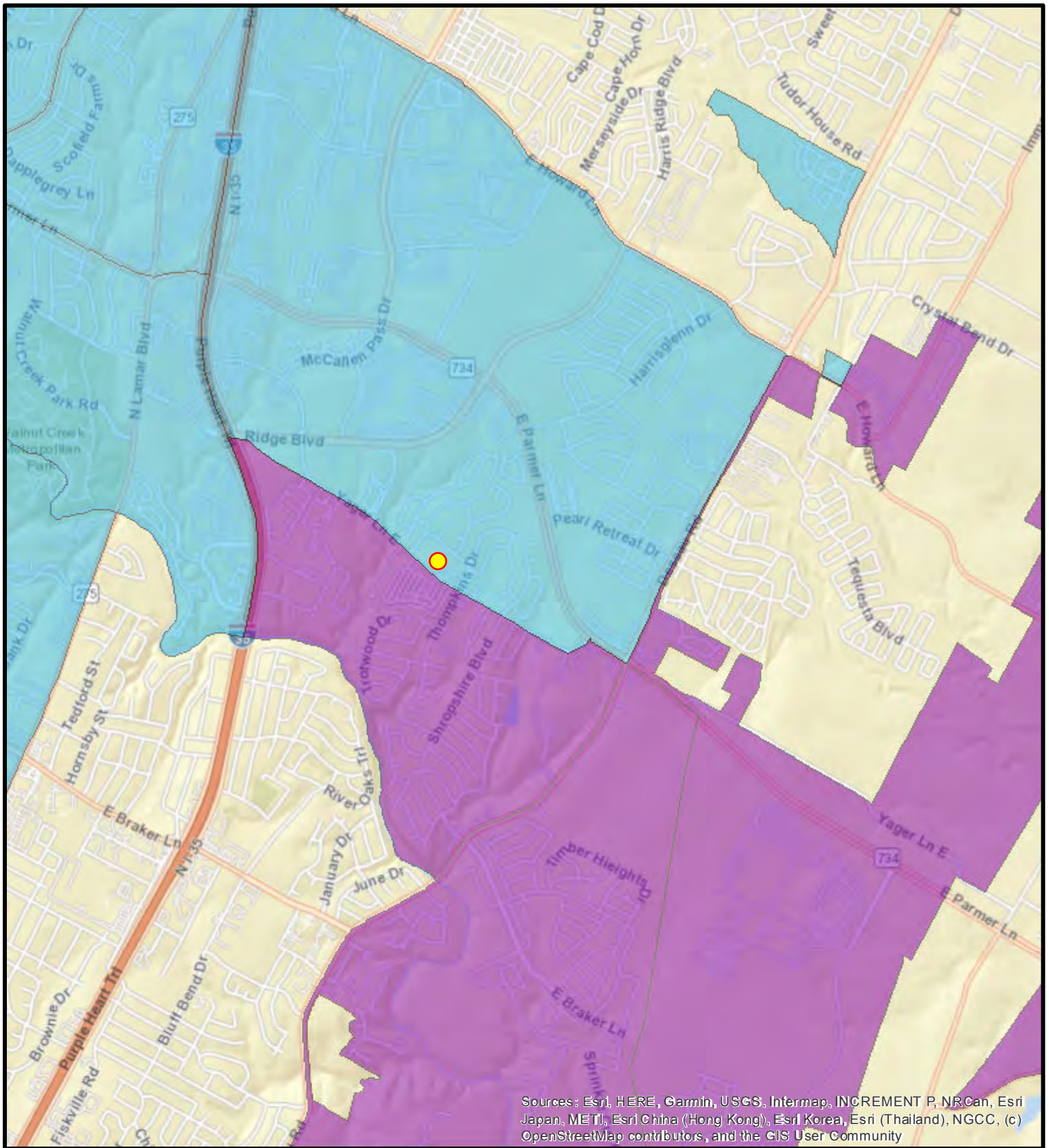
Census Tract 18.39

ArcGIS Web AppBuilder  
10/29/2021

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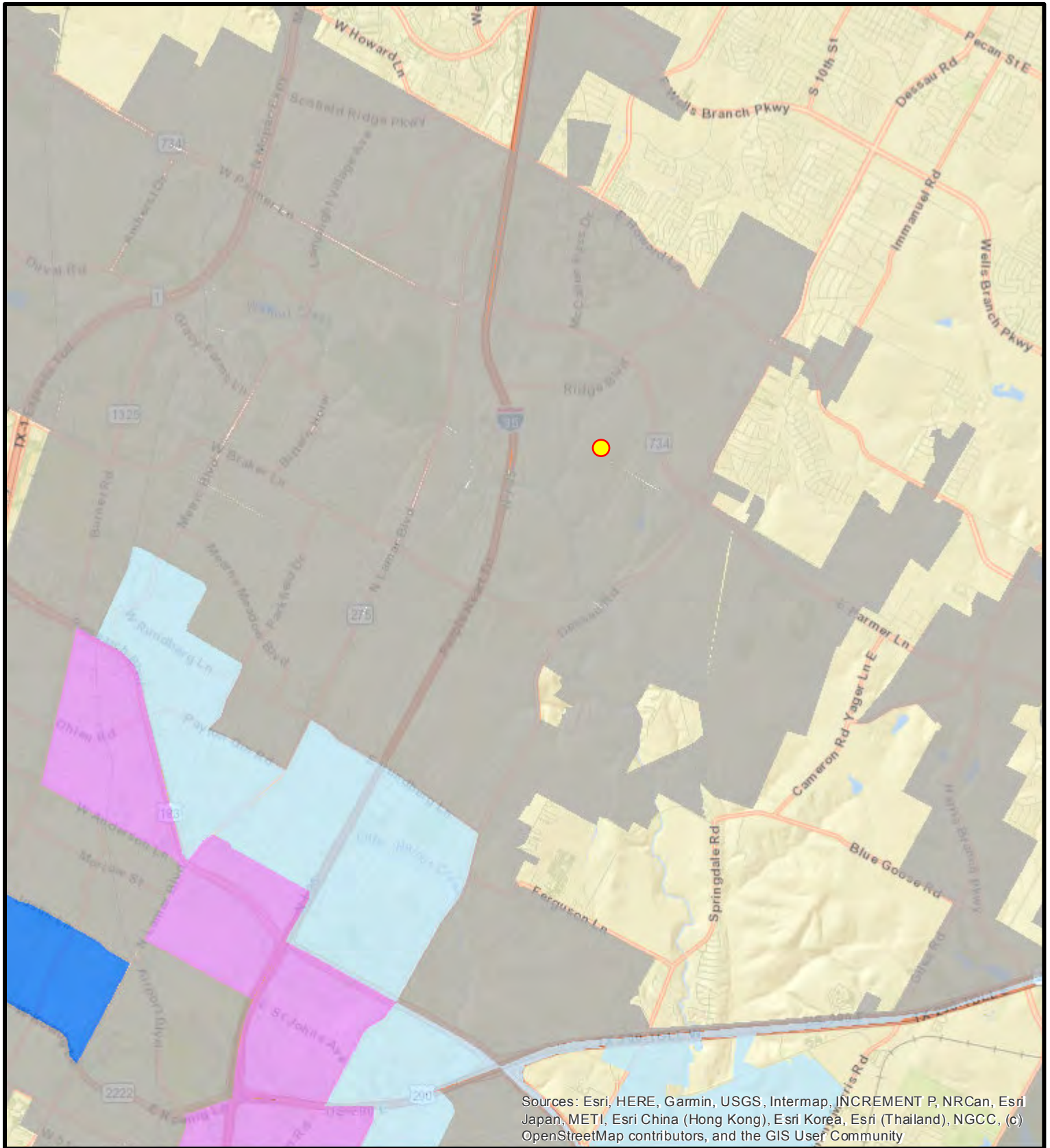
## Opportunity Value Map

- High Opportunity
- Emerging Opportunity

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# Gentrification Map

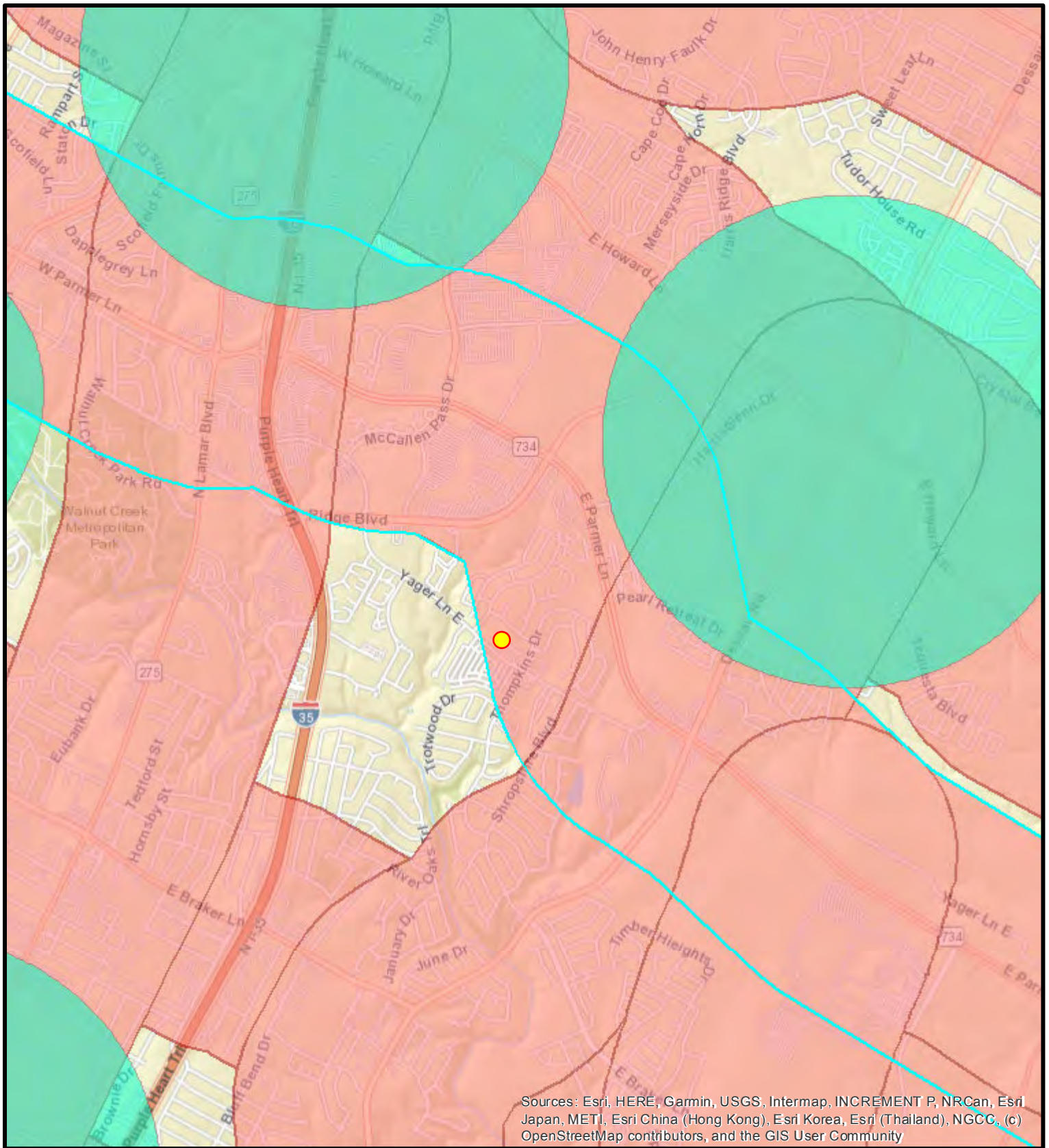
- Susceptible
- Early: Type 1
- Continued Loss
- Not Gentrifying

ArcGIS Web AppBuilder  
10/29/2021

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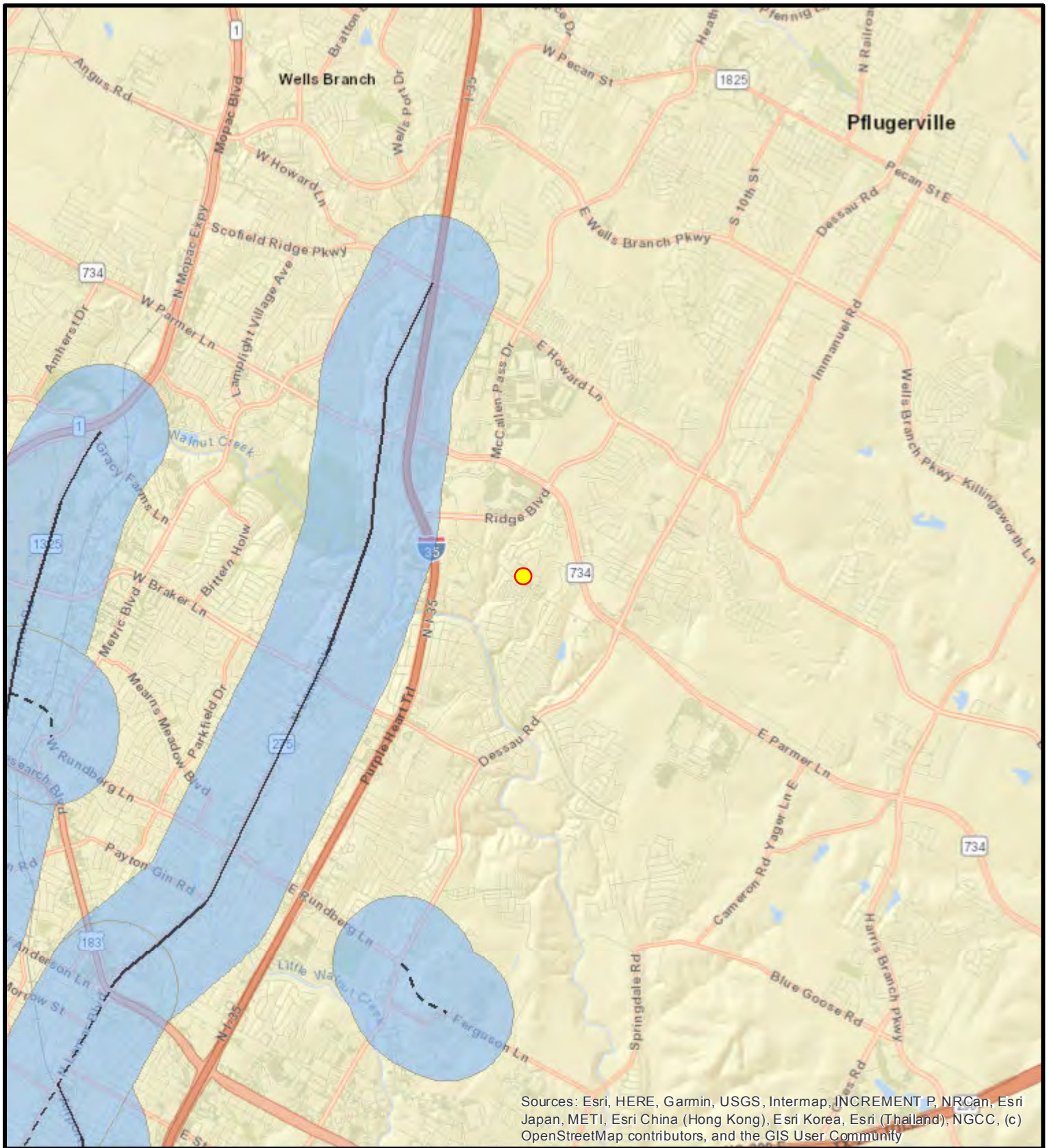


- Imagine Austin Corridor 1/2 Mile Buffer
- Imagine Austin Center 1/2 Mile Buffer

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## Mobility Corridors Map

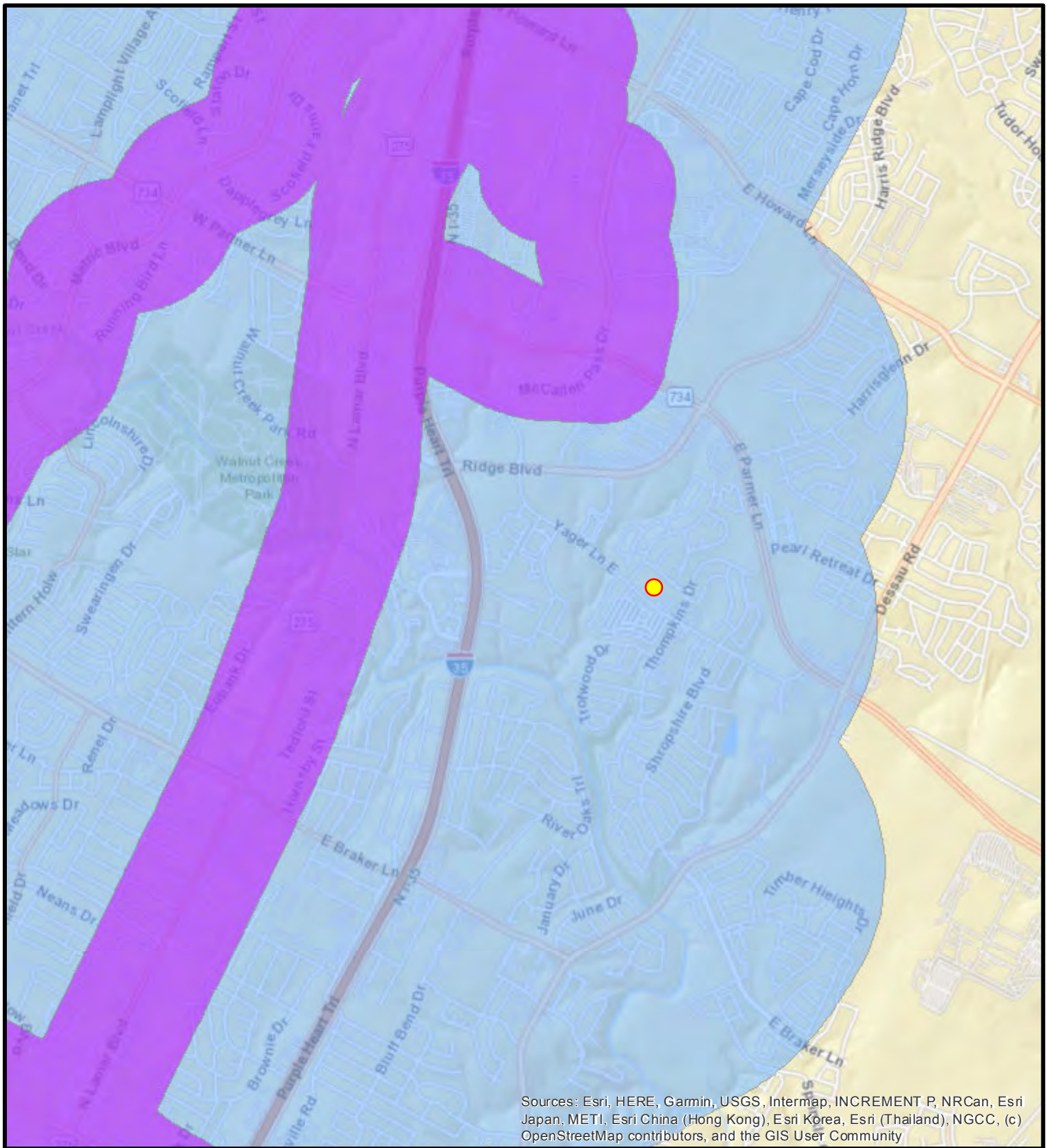


Mobility Bond Corridor 1/2 Mile Buffer

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





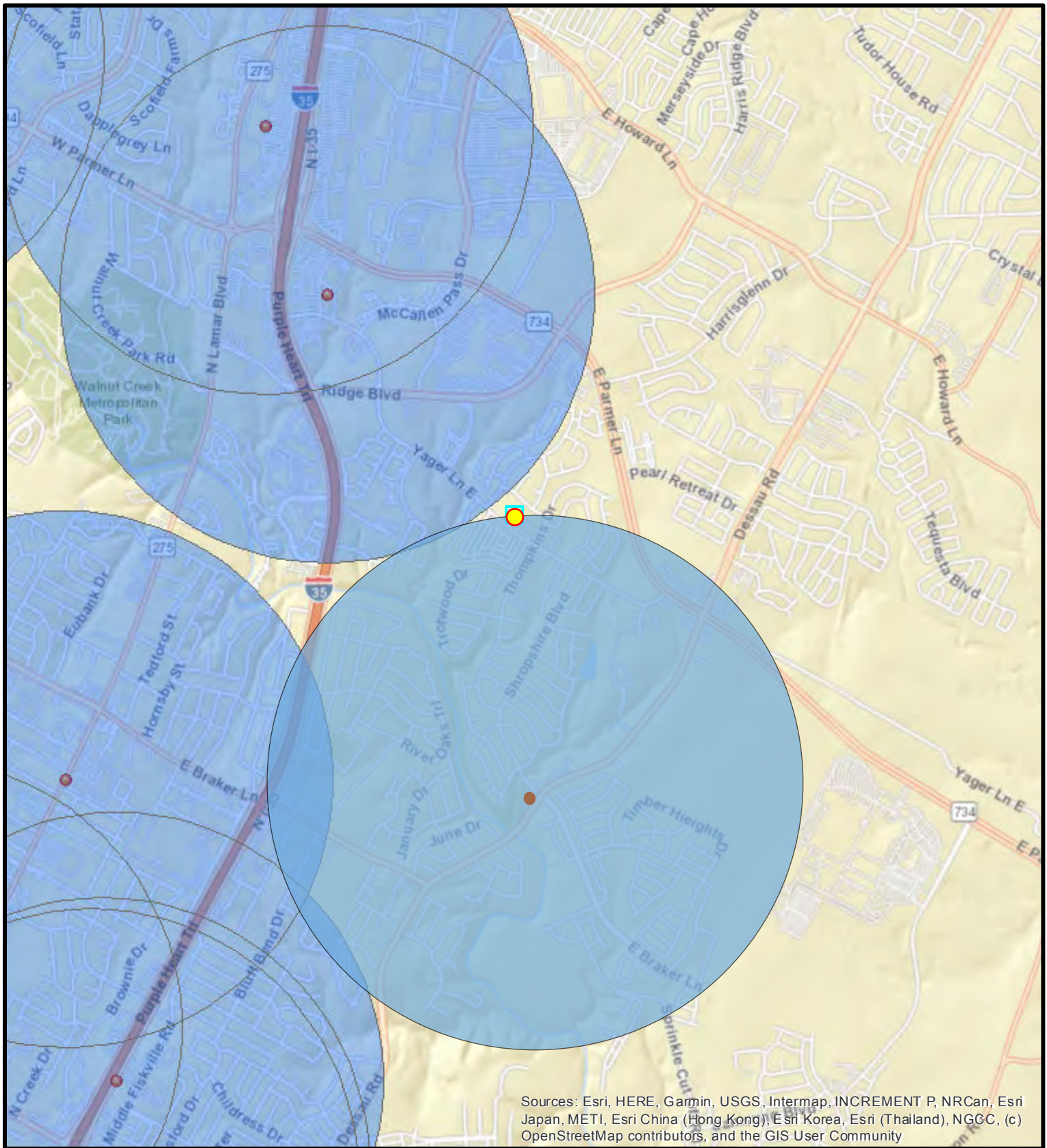


- Bus Routes 3/4 Mile Buffer
- High Frequency Bus Routes 1/4 Mile Buffer

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







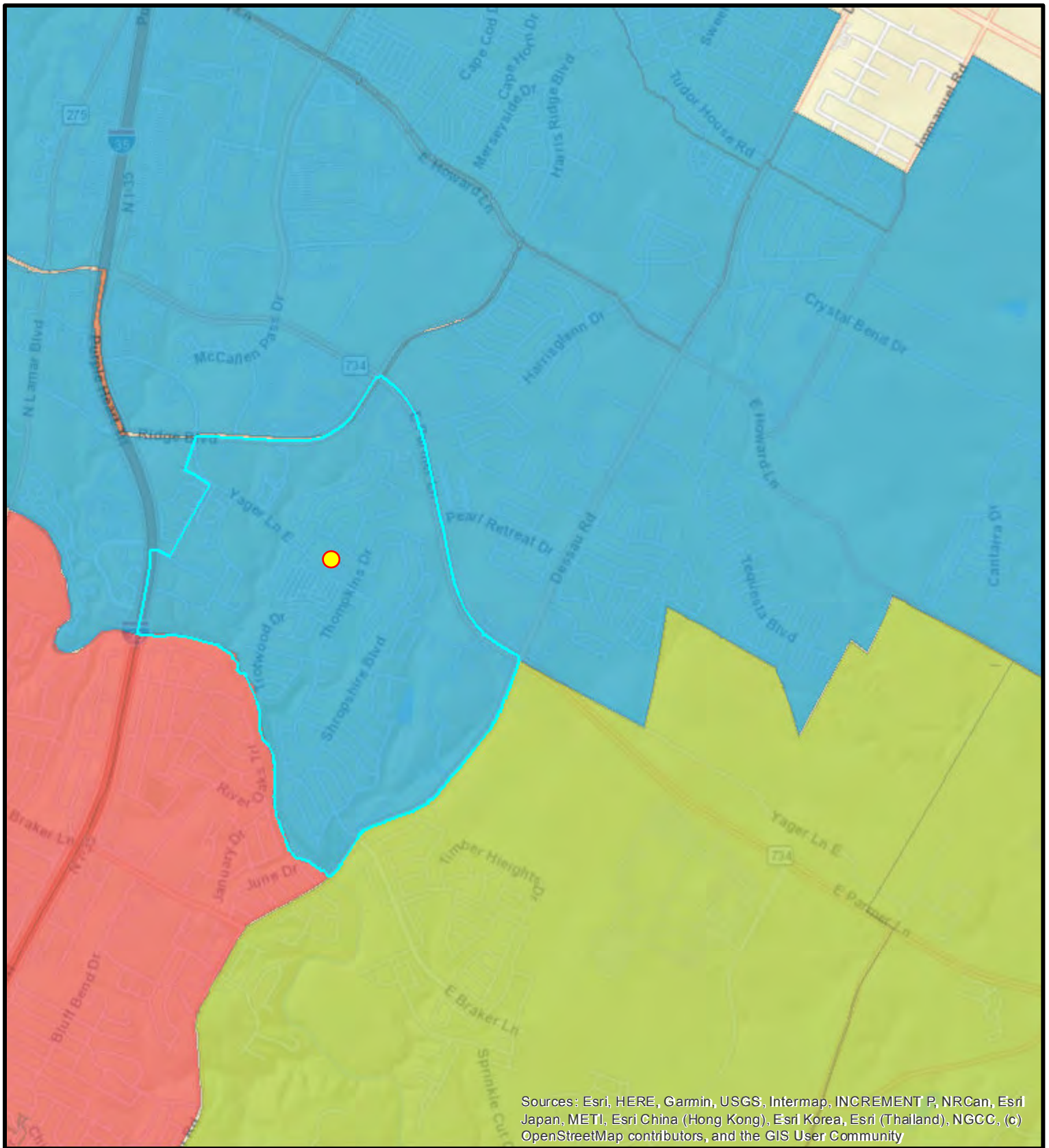
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



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Independent School District: **Pflugerville ISD**

Elementary School Name: **Copperfield**

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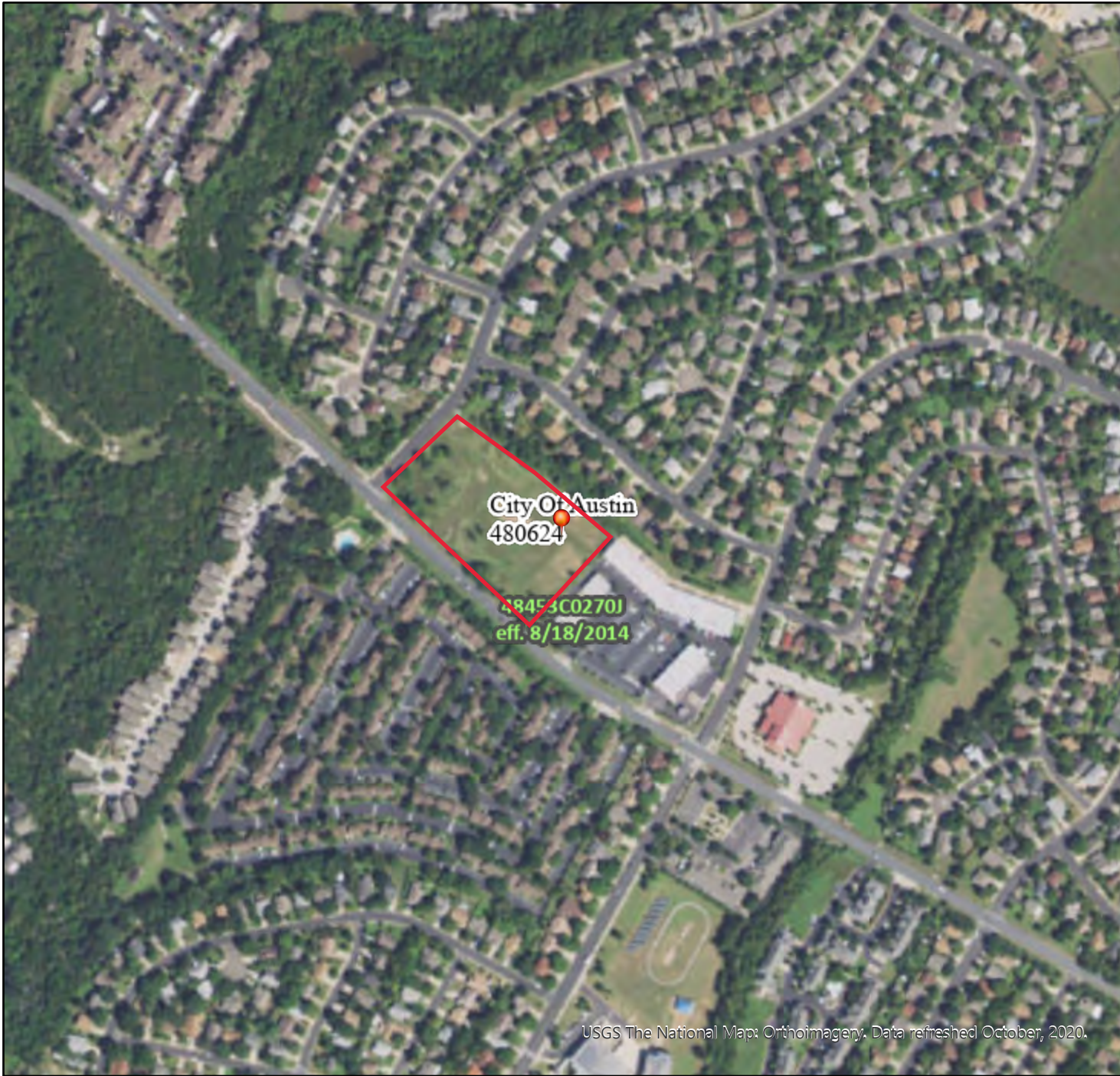




# National Flood Hazard Layer FIRMMette



97°39'56"W 30°23'49"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

97°39'18"W 30°23'18"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

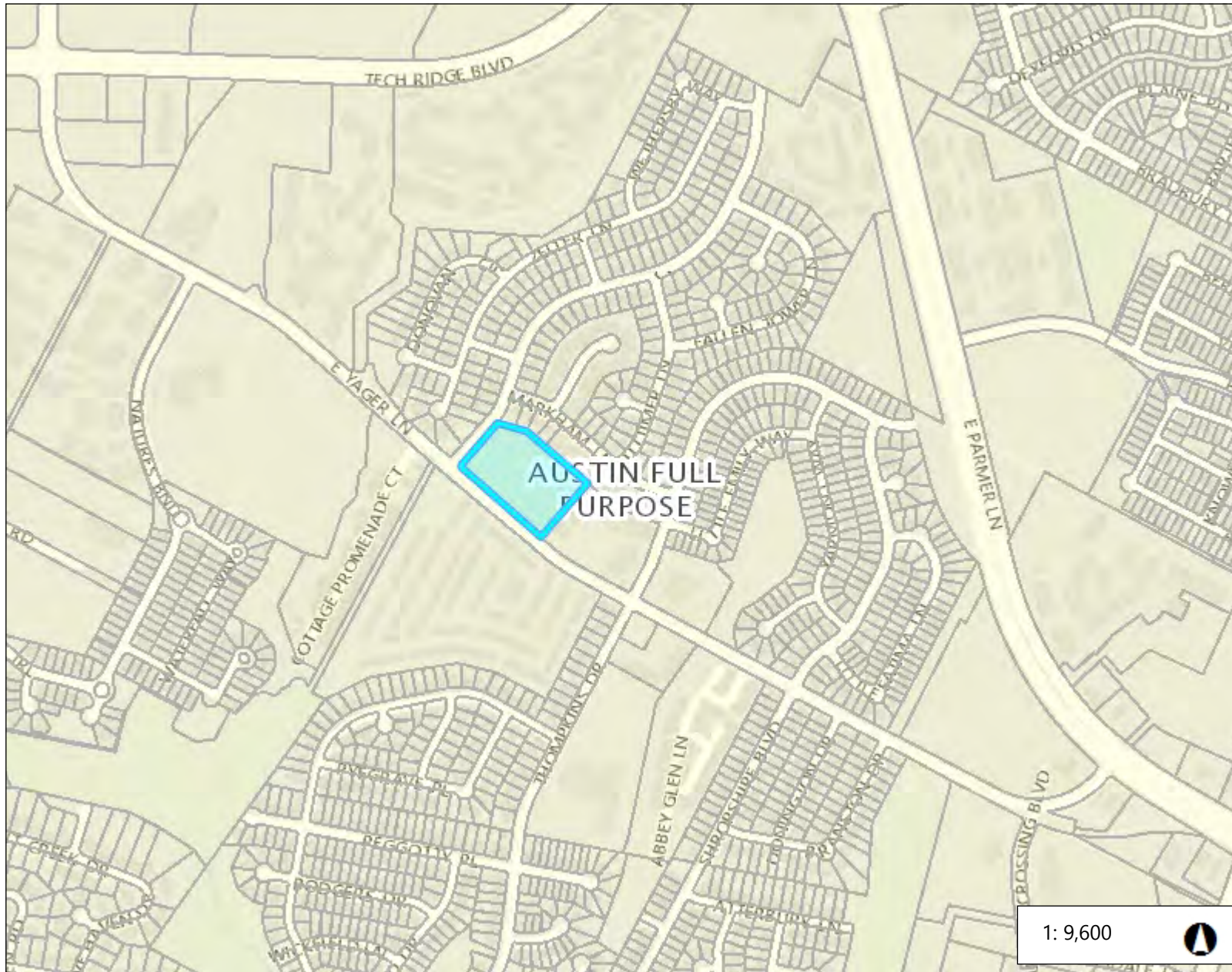
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/6/2020 at 9:45 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





# Property Profile



## Legend

### Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

### TCAD Parcels

### Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

## Notes

0.3 0 0.15 0.3 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

Date Printed:

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# Travis CAD

## Property Search > 261314 ZYDECO DEVELOPMENT CORPORATION for Year 2021

Tax Year: 2021

### Property

#### Account

Property ID:	261314	Legal Descrip. on:	LOT 1 BLK A COPPERFIELD SEC 3-A COMMERCIAL
Geographic ID:	0254280517	Zoning:	DR
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Descrip on:			

#### Protest

Protest Status:  
Informal Date:  
Formal Date:

#### Location

Address:	1000 E YAGER LN TX	Mapsc:	
Neighborhood:	1NE1	Map ID:	025121
Neighborhood CD:	1NE1		

#### Owner

Name:	ZYDECO DEVELOPMENT CORPORATION	Owner ID:	1883429
Mailing Address:	901 RIO GRANDE STE 200 AUSTIN, TX 78701-2252	% Ownership:	100.0000000000%
		Exemp ons:	

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$871,200	Ag / Timber Use Value
(+) Agricultural Market Valua on:	+	\$0	\$0
(+) Timber Market Valua on:	+	\$0	\$0
-----			
(=) Market Value:	=	\$871,200	
(-) Ag or Timber Use Value Reduc on:	-	\$0	
-----			
(=) Appraised Value:	=	\$871,200	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$871,200	

### Taxing Jurisdiction

Owner: ZYDECO DEVELOPMENT CORPORATION  
% Ownership: 100.0000000000%

Total Value: \$871,200

En ty	Descrip on	Tax Rate	Appraised Value	Taxable Value	Es mated Tax		
02	CITY OF AUSTIN	0.533500	\$871,200	\$871,200	\$4,647.85		
03	TRAVIS COUNTY	0.374359	\$871,200	\$871,200	\$3,261.41		
0A	TRAVIS CENTRAL APP DIST	0.000000	\$871,200	\$871,200	\$0.00		
19	PFLUGERVILLE ISD	1.422300	\$871,200	\$871,200	\$12,391.08		
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306	\$871,200	\$871,200	\$960.98		
68	AUSTIN COMM COLL DIST	0.105800	\$871,200	\$871,200	\$921.73		
Total Tax Rate:		2.546265					
Taxes w/Current Exemp ons:					\$22,183.05		
Taxes w/o Exemp ons:					\$22,183.06		

Improvement / Building

No improvements exist for this property.

Land

#	Type	Descrip on	Acres	Sq.	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	5.0000	217800.00	0.00	0.00	\$871,200	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valua on	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$871,200	0	871,200	\$0	\$871,200
2020	\$0	\$871,200	0	871,200	\$0	\$871,200
2019	\$0	\$871,200	0	871,200	\$0	\$871,200
2018	\$0	\$871,200	0	871,200	\$0	\$871,200
2017	\$0	\$871,200	0	871,200	\$0	\$871,200

Deed History - (Last 3 Deed Transac ons)

#	Deed Date	Type	Descrip on	Grantor	Grantee	Volume	Page	Deed Number
1	3/4/2021	SW	SPECIAL WARRANTY DEED	BAPS AUSTIN LLC	ZYDECO DEVELOPMENT CORPORATION			2021045569
2	10/8/2015	SW	SPECIAL WARRANTY DEED	SOUTHWEST BAPS DEVELOPMENT INC	BAPS AUSTIN LLC			2015166277
3	1/1/2013							

Ques ons Please Call (512) 834-9317

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**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

THE STATE OF TEXAS     §  
                                      § KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF TRAVIS     §

That BAPS AUSTIN, LLC, a Delaware limited liability company (hereinafter referred to as "Grantor", whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor paid by **ZYDECO DEVELOPMENT CORPORATION**, a Texas corporation, whose mailing address is 901 Rio Grande, Suite #200, Austin, Texas 78701 (hereinafter referred to as "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee the tract or parcel of land in Travis County, Texas, more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes, together with (i) any and all improvements located thereon; and (ii) any and all appurtenant easements or rights of way affecting said real property and any of Grantor's rights to use same (hereinafter collectively referred to as "Property").

This conveyance is made and accepted subject, subordinate and inferior to the easements, covenants and other matters and exceptions described on Exhibit "B", attached hereto and made a part hereof for all purposes (the "Permitted Exceptions"), but only to the extent they are valid and affect or relate to the Property, and without limitation or expansion of the scope of the special warranty herein contained.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED to be effective March 4, 2021.

GRANTOR:  
BAPS AUSTIN, LLC  
a Delaware limited liability company

By: Narhari Patel  
Narhari Patel, Chairman

THE STATE OF OHIO       §  
COUNTY OF Cuyahoga       §

This instrument was acknowledged before me on March 4, 2021 by Narhari Patel, Chairman of BAPS AUSTIN, LLC, a Delaware limited liability company, on behalf of said limited liability company.



HILLARY RENKER  
Notary Public, State of Ohio  
My Commission Expires  
February 07, 2022

Hillary Renker  
Notary Public, State of Ohio

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**EXHIBIT A**  
**Legal Description**

**Being all of Lot 1, Block A, Copperfield Section Three-A Commercial, a subdivision of record in Volume 86, Page 2A of the Plat Records of Travis County, Texas.**

**EXHIBIT B**  
**Permitted Exceptions**

1. The following restrictive covenants of record itemized below: under Clerk's File No. Volume 8074, Page 874 and Volume 9036, Page 885, Real Property Records of Travis County, Texas, and Volume 86, Page 2A-2B, Plat Records of Travis County, Texas
2. The lien for 2021 ad valorem taxes not yet due and payable.
3. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights privileges, and immunities relating thereto, appearing in the Public Records.
4. 25' building line along the westerly and southerly sides as shown on survey dated November 10, 2020, prepared by Joe Ben Early, Jr., RPLS No. 6016.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;  
  
Purpose: 7.5' public utility easement  
Affects: northerly lot line  
Recording No: Volume 86, Page 2A-2B, Plat Records of Travis County, Texas as shown on survey dated November 10, 2020, prepared by Joe Ben Early, Jr., RPLS No. 6016.
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map or said tract/plat;  
  
Purpose: 5' waste and wastewater easement  
Affects: westerly lot line  
Recording No: Volume 86, Page 2A-2B, Plat Records of Travis County, Texas as shown on survey dated November 10, 2020, prepared by Joe Ben Early, Jr., RPLS No. 6016.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;  
  
Purpose: 10' public utility easement  
Affects: southerly lot line  
Recording No: Volume 86, Page 2A-2B, Plat Records of Travis County, Texas as shown on survey dated November 10, 2020, prepared by Joe Ben Early, Jr., RPLS No. 6016.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;  
  
Purpose: 25' public utility easement  
Affects: southerly lot line

Recording No: Volume 86, Page 2A-2B, Plat Records of Travis County, Texas as shown on survey dated November 10, 2020, prepared by Joe Ben Early, Jr., RPLS No. 6016.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Austin

Purpose: electric and telephone easement 5 feet in width

Recording No: Volume 2455, Page 416, Deed Records of Travis County, Texas, and as shown on plat recorded in Volume 86, Page 2A-2B, Plat Records of Travis County, Texas as shown on survey dated November 10, 2020, prepared by Joe Ben Early, Jr., RPLS No. 6016.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Austin

Purpose: electric and telephone easement 7.5 feet in width

Recording Date: November 27, 1984

Recording No: Volume 8915, Page 185, Real Property Records, Travis County, Texas as shown on survey dated November 10, 2020, prepared by Joe Ben Early, Jr., RPLS No. 6016.

11. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document

Recording No.: Volume 8074, Page 874, Deed Records of Travis County, Texas

12. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document

Recording No.: Volume 8678, Page 503, Deed Records of Travis County, Texas

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Austin

Purpose: electric and telephone easement 5 feet in width

Recording Date: March 19, 1986

Recording No: Volume 9613, Page 692, Real Property Records, Travis County, Texas as noted on survey dated November 10, 2020, prepared by Joe Ben Early, Jr., RPLS No. 6016.

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Austin

**Purpose: public utility easement**

**Recording Date: November 2, 2006**

**Recording No: Document No. 2006213051, Official Public Records of Travis County, Texas as shown on survey dated November 10, 2020, prepared by Joe Ben Early, Jr., RPLS No. 6016.**

- 15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:**

**Granted to: City of Austin**

**Purpose: drainage easement 10 feet in width**

**Recording Date: November 20, 2006**

**Recording No: Document No. 2006223475, Official Public Records of Travis County, Texas as shown on survey dated November 10, 2020, prepared by Joe Ben Early, Jr., RPLS No. 6016.**

- 16. Asphalt, curb, concrete wall and fences encroaching onto subject property as noted on survey dated November 10, 2020, prepared by Joe Ben Early, Jr., RPLS No. 6016.**



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the official website of the City of Austin

Zoning Profile Report

1000 E Yager Lane

Questions? [Click here for help and contact information.](#)

Disclaimer

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For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-978-4000**.

Location:

1000 E YAGER LN  
(3,139,252.4, 10,116,613.25)

Grid:

N33

Future Land Use (FLUM):

Regulating Plan:

Zoning:

LR-CO

Zoning Case:

[C14-2021-0091](#)  
[C14-01-0130](#)

Zoning Ordinance  
(Mostly after 2000):

[020117-29](#)  
[99-0225-70\(b\)](#)

Zoning Overlays:



Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the [Neighborhood Planning](#) Areas is available from Neighborhood Planning. Visit [Zoning](#) for the description of each Base Zoning District.

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